

Village of Itasca

550 W. Irving Park Rd., Itasca, Illinois 60143-2018

Committee of the Whole Meeting Agenda

October 4, 2016

(Immediately following Village Board Meeting)

(Upstairs Board Room)

President: Jeffery J. Pruyn
Trustees: Jeff Aiani
Marty Hower
Michael J. Latoria
Ellen Leahy
Frank J. Madaras
Lucy Santorsola
Clerk: Melody J. Craven
Administrator: Evan Teich

Phone: 630.773.0835
FAX: 630.773.2505

1. Call to Order; Roll Call
2. Pledge of Allegiance
3. Audience Participation
4. Presentation of Committee of the Whole Meeting Minutes of September 20th, 2016

Documents:

[20160920 COW MTG MINUTES.PDF](#)

5. President's Comments
6. Community Development Committee
Trustee Latoria, Chairperson
 - a. Discussion and possible action concerning Ordinance #1819-16, "An Ordinance Approving a Class I Site Plan for 400 Park Boulevard (Westin Hotel)"

Documents:

[PC 16-013 MEMO AND BACKUP.PDF](#)
[ORD NO 1819-16.PDF](#)

- b. Discussion and possible action concerning Ordinance #1820-16, "An Ordinance Approving a Class I Site Plan for 1325 Ardmore Avenue (APG Holdings)"

Documents:

[PC 16-014 MEMO AND BACKUP.PDF](#)
[ORD NO 1820-16.PDF](#)

- c. Discussion and possible action concerning Ordinance #1821-16, "An Ordinance Approving a

Class I Site Plan for 425 Spring Lake Drive (Gift of Hope)"

Documents:

[PC -015 PC 16-016 PC 16-017 MEMO AND BACKUP.PDF](#)
[ORD NO 1821-16.PDF](#)

- d. Discussion and possible action concerning Ordinance #1822-16, "An Ordinance Approving a Class I Site Plan for 1050 Spring Lake Drive (Titan Electric/Elmhurst 83, LLC)"

Documents:

[ORD NO 1822-16.PDF](#)

- e. Discussion and possible action concerning Ordinance #1823-16, "An Ordinance Approving a Plat of Subdivision for 425 and 1050 Spring Lake Drive (Gift of Hope & Elmhurst 83, LLC)"

Documents:

[ORD NO 1823-16.PDF](#)

7. Administration Committee
Trustee Santorsola, Chairperson
8. Environmental Committee
Trustee Leahy, Chairperson
9. Finance Committee
Trustee Hower, Chairperson
10. Public Safety Committee
Trustee Madaras, Chairperson
11. Public Works/Infrastructure Committee
Trustee Aiani, Chairperson

- a. Discussion and possible action concerning Resolution #908-16, "A Resolution Authorizing Task Order 16-R0569 Between the Village of Itasca and Robinson Engineering, Ltd. for Services related to Design Engineering for the Willow Street Storm Sewer"

Documents:

[2016 WILLOW STREET SEWER MEMO.PDF](#)
[WILLOW STREET STORM SEWER.PDF](#)
[RES NO 908-16.PDF](#)

- b. Discussion and possible action concerning Resolution #909-16, "A Resolution Authorizing Task Order 16-R0570 Between the Village of Itasca and Robinson Engineering, Ltd. for Engineering Services for the North Side Drainage Study"

Documents:

[2016 NORTH SIDE DRAINAGE STUDY MEMO.PDF](#)
[NORTH SIDE DRAINAGE STUDY.PDF](#)
[RES NO 909-16.PDF](#)

12. Department Head Reports
13. Executive Session
14. Adjournment



Evan Teich, Village Administrator



Melody J. Craven, Village Clerk

VILLAGE OF ITASCA COMMITTEE OF THE WHOLE MEETING MINUTES

September 20, 2016 – Immediately Following Village Board Meeting

- Call to Order:** Mayor Jeff Pruyn called the meeting to order at 7:39PM.
- Roll Call:** Present: Trustees – Marty Hower, Jeff Aiani, Mike Latoria, Frank Madaras, Ellen Leahy, Lucy Santorsola.
- Also present: Village Administrator – Evan Teich; Director of Police – Robert O'Connor; Community Development Director – Nancy Hill; Director of Public Works – Ross Hitchcock; Director of Finance – Julie Ciesla; Village Attorney – Chuck Hervas; Village Engineering Consultant – Aaron Fundich; Deputy Village Clerk – Jacob Lawrence; Community Development Intern – Christopher Strom.
- Absent: None.
- Pledge of Allegiance:** Recited at the preceding Village Board Meeting.
- Audience Participation:** None.
- Minutes:**
(August 16, 2016) Mayor Pruyn asked if there were any questions regarding or corrections to the Committee of the Whole Meeting minutes of September 6, 2016 as presented. Hearing none, Trustee Santorsola made a motion to approve said minutes; Trustee Aiani seconded the motion. Motion carried by a unanimous voice vote.
- President's Comments:**
(Call for Executive Session) Mayor Pruyn called for an Executive Session to discuss collective bargaining issues and the release of Executive Session minutes. Trustee Santorsola made a motion as such; Trustee Leahy seconded the motion. Motion carried by a unanimous voice vote.
- (Coffee with the Mayor) Mayor Pruyn reminded the audience the "Coffee with the Mayor" event was scheduled for Saturday morning, September 24th.
- Community Development Committee:**
Trustee Latoria, Chairperson
(Ordinance #1818-16) Trustee Latoria presented Ordinance #1818-16, "An Ordinance Amending Chapters 110 and 155 of the Itasca Municipal Code and Chapter 3 and 13 of the Itasca Zoning Ordinance." Community Development Director Nancy Hill explained the goal was to bring the Village's Sign Ordinance into compliance with a recent Supreme Court decision, *Reed v. Town of Gilbert*. The Village can no longer dictate what message a sign may or not contain. Thus, the Village's 'content-specific' sign regulations are being eliminated. Ms. Hill noted the Village will

be working towards significant changes to the Sign Ordinance. Hearing no objections, Trustee Latoria made a motion to recommend approval of Ordinance #1818-16; Trustee Hower seconded the motion. Motion carried by a unanimous voice vote.

Administration Committee: Trustee Santorsola had no report.
Trustee Santorsola, Chairperson

Environment Committee: Trustee Leahy had no report.
Trustee Leahy, Chairperson

Finance Committee: Trustee Hower had no report.
Trustee Hower, Chairperson

Public Safety Committee: Trustee Madaras had no report.
Trustee Madaras, Chairperson

Public Works/Infrastructure Committee: Trustee Aiani called for a Public Works/Infrastructure Committee Meeting on Tuesday, October 18th, 2016 at 6:00PM.
Trustee Aiani, Chairperson
(Public Works/Infrastructure Committee Meeting)

(Resolution #906-16)

Trustee Aiani presented Resolution #906-16, "A Resolution Authorizing Task Order 13-426 between the Village of Itasca and Robinson Engineering, Ltd. for Services Related to Design Engineering for Rohlwing Road (West) Reservoir Rehabilitation." Hearing no objections, Trustee Aiani made a motion to approve Resolution #906-16; Trustee Leahy seconded the motion. Motion carried by a unanimous voice vote.

Department Heads: Director of Police Chief O'Connor had no report.

Community Development Director Nancy Hill reported on upcoming Plan Commission items. The Westin Hotel is seeking a Class I Site Plan Change for a patio addition; A&E Custom Homes is seeking a Class I Site Plan Change for an addition; and Gift of Hope and Titan Electric are seeking a Plat of Subdivision, a Class I Site Plan Change for elimination of land banked parking and minor building addition, and a Class I Site Plan Change for surface parking lot expansion. Ms. Hill reported also on Historic Commission activities. There will be a new historical sign installed on Maple Street near the Metra train station to document a house that used to be where the parking lot is now. Additionally, a publication called "Milking and Dairying in Itasca" by Gerald Danzer has been published. Ms. Hill also recognized a staff member, Shelley Cirincione, on celebrating her 28th year working in Itasca.

Community Development Intern Chris Strom had no report.

Village Engineering Consultant Aaron Fundich had no report.

Public Works Director Ross Hitchcock reported a Public Works staff member, Chris Weber, has announced his retirement after 37 years of service.

Finance Director Julie Ciesla reported she will be presenting to the Board in October a list of financial policies and then hopefully investment policies shortly after. She also reported the Finance Department is still working with Harris to find a resolution with the financial software SmartFusion.

Finance Director Julie Ciesla presented the 2015 4th Quarter Financial Report as well as the 2016 1st Quarter Financial Report.

Early Departure: Trustee Aiani left at 8:02PM.

Department Heads: Village Administrator Evan Teich congratulated Ms. Ciesla on her hard work with the quarterly reports. He also thanked everyone involved with Oktoberfest Business Appreciation night. Mr. Teich informed the audience he would be out of the office beginning the following afternoon.

Deputy Clerk Jacob Lawrence had no report.

Village Attorney Charles Hervas had no report.

Recess: Mayor Pruyn called for a recess at 8:25PM before going into Executive Session.

Executive Session: Executive Session was called to order at 8:34PM.

Reconvene: The Village Board reconvened at 8:53PM.

Adjournment: Trustee Latoria made a motion to adjourn the Committee of the Whole Meeting at 8:55PM; Trustee Hower seconded the motion. Motion carried by a unanimous voice vote.

Minutes by: Jacob A. Lawrence, Deputy Village Clerk



Village of Itasca
Community Development Department

550 WEST IRVING PARK RD. ITASCA, IL 60143
PHONE: 630/773-5568 FAX: 630/773-0852
e-mail: smalik@itasca.com
www.itasca.com

MEMORANDUM

TO: President Jeff Pruyn
Village Board of Trustees

RE: PC 16-013
Westin- 400 Park Blvd.
Class I site plan

FROM: Shannon L. Malik, AICP
Planner III

COTW: October 4, 2016

CC: File

ENCL: Plan Commission staff report
w/attachments

Background

The owners of the Westin Chicago Northwest are planning to install a 2,000 square foot landscaped patio for restaurant and hotel guests. The patio is intended to be an added amenity for patrons, and not a destination in and of itself. It will be located on the north side of the building and be flanked by existing sidewalks and the banquet tent.

The request before the Village Board is as follows:

1. Class I site plan change for patio

Plan Commission Recommendation

The Plan Commission reviewed this matter on September 21, 2016. The Plan Commission recommended *unanimous approval* (6-0) of the request for Class I Site Plan approval subject to the following conditions, as recommended by staff:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memo from Amy S. McKenna, PE, Robinson Engineering dated September 1, 2016. Additional lot coverage calculations to confirm conformance with the DuPage County Stormwater Ordinance and revisions to address drainage concerns are required at permit submittal.
2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016. Evidence of adequate parking is required at permit submittal.
3. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.
4. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.



Village of Itasca
Community Development Department
Plan Commission
Agenda Item

PLAN COMMISSION: September 21, 2016

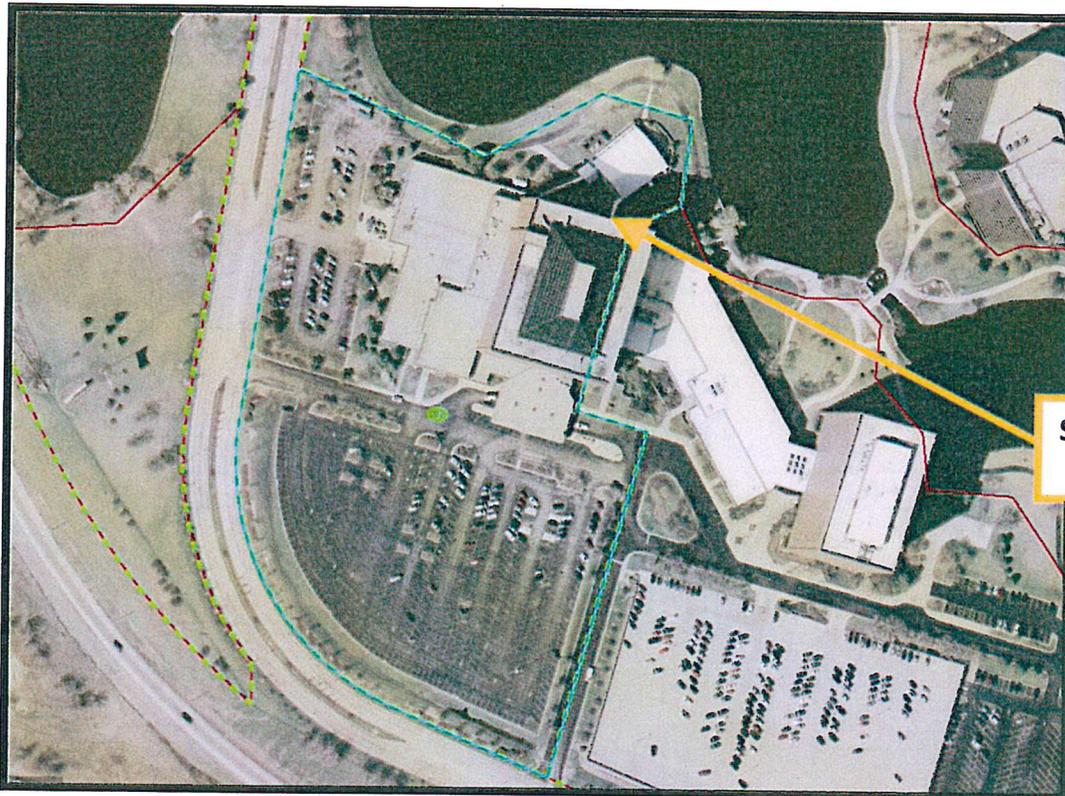
PC 16-013

TITLE: The Westin Chicago Northwest
ADDRESS: 400 Park Boulevard
PIN: 03-06-202-012

Westin Hotel- WCNW Associates LLC for the following:

- A. Class I Site Plan Approval for site plan change for patio

LOCATION

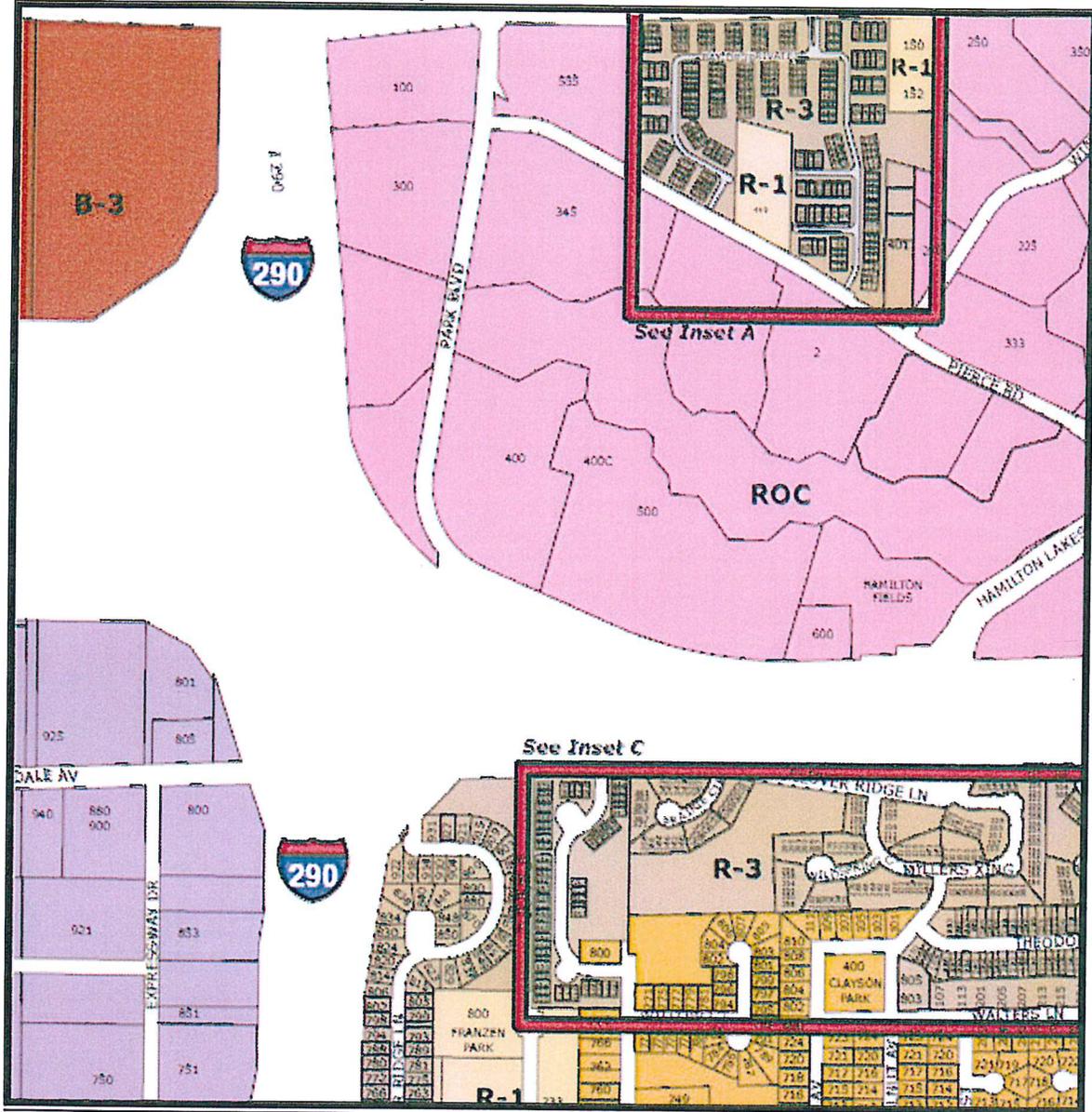


(Source: DuPage County GIS)

GENERAL INFORMATION

Current Use:	Existing hotel
Proposed Use:	No change
Current Zoning:	ROC- Regional Office Center
Current Lot Size:	482,753 square feet/11 acres
Proposed Lot Size:	No change

Village of Itasca 2016 Zoning Map



BACKGROUND

The owners of the Westin Chicago Northwest are planning to make a minor site improvement in order to construct a new 2,004 square foot outdoor patio for hotel and restaurant guests to dine and lounge in.



View looking northwest

The patio would be accessible from existing doors on the north side of the building and be located entirely within the area bound by the existing walkways which provide access to the covered banquet tent. The banquet tent and walkways would remain as in their current configuration and guests on the west side of the patio would have a view of Hamilton Lake.

PLANNING & ZONING ANALYSIS

There are no requests for relief from the bulk regulations of the Zoning Ordinance; the proposal complies with all setbacks of the ROC- Regional Office Center District. In addition, the use is accessory to the existing hotel and restaurant, and is therefore, permitted.

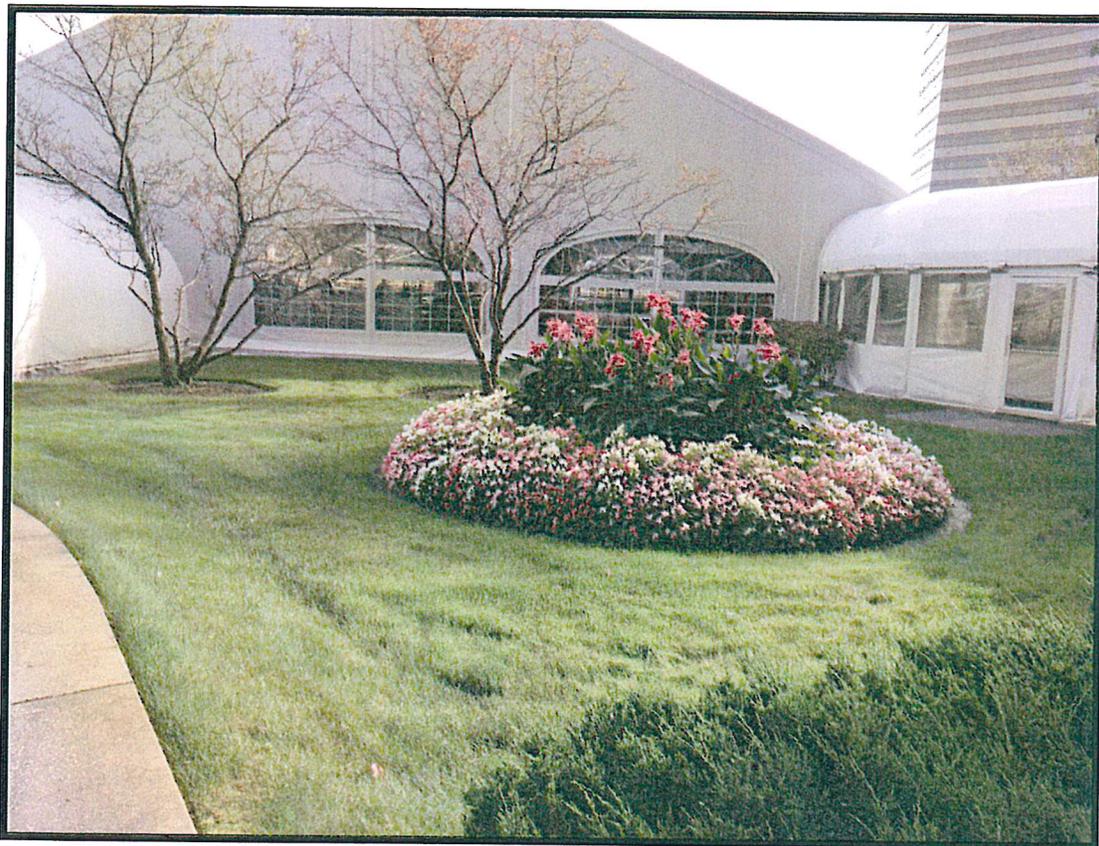
There is no maximum lot coverage requirement in the ROC District. It should be noted that existing lot coverage will be only very moderately increase, from 71.8% to 72.2%, or approximately ½ of one percent to add the 2,004 square foot patio.

The patio would be constructed from a product called Grand Milestone, which will also be incorporated into a seat wall around portions of the perimeter of the eastern half of the patio.

Approximately 101 people could be seated in the patio area. A combination of 19 tables for four will accommodate up to 76 diners and a variety of couches and love seats would be provided to accommodate approximately 25 lounge guests clustered around coffee tables.

Class I Site Plan Approval

Section 14.13(2)(a) of the Zoning Ordinance requires Class I Site Plan Review, which triggers Plan Commission review, prior to the issuance of a Zoning Certificate for any new construction or expansion in the Regional Office Center (ROC) District.



View looking northeast

The Zoning Certificate issued after Village Board approval of the request for Class I Site Plan approval certifies that the use, building, or structure complies with all regulations of the Zoning Ordinance.

OTHER COMMENTS

Landscape Synopsis

There is a planted flower bed which will be eliminated in order to accommodate the east side of the proposed patio. The proposal includes a well planted landscape plan with a variety of plant materials including arborvitae, ornamental grasses, flowers, and flowering shrubs, which will mitigate the loss of the existing plants and also provide the benefit of screening patrons from the air conditioning units.

Fire Department Synopsis

The Itasca Fire Protection District has reviewed the plans. Review comments prepared by Bureau Director Leigh Fabbri, were provided on September 6, 2016 and are attached.

The primary concern shared between the Community Development Department and the Fire District is whether parking is adequate for the proposed additional seating. A condition will be added to the staff recommended conditions of approval below to require that the applicant provide a complete parking analysis for the facility and its mix of uses at the time of the permit submittal.

Engineering Synopsis

Robinson Engineering has reviewed the proposal on behalf of the Village. Review comments prepared by Amy McKenna, PE, were provided on September 1, 2016. There are two matters which will need to be worked out prior to permit issuance.

First, a refinement of the impervious area calculations will be necessary in order to determine if the DuPage County Stormwater Ordinance is triggered. If triggered, a water quality Post-Construction Best Management Practice measure (PCBMP) would be required.

Second, the site work will include a drainage system which connects to the existing channel, however, there are concerns with poor drainage in the area where the eastern part of the new patio would be constructed. The applicant must provide an adequate drainage system to drain the east portion of the patio and address overland flow of runoff in the event of a clog or capacity issue.

These items will be incorporated into the staff recommended conditions of approval below.

SUMMARY

The request before the Plan Commission are as follows:

- A. Class I Site Plan Approval for site plan change for patio

Staff has reviewed the application and finds that it is generally compliant with Class I Site Plan Approval, provided that a response to the staff recommended conditions of approval is included at the time of permit application and approved prior to permit issuance.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be placed upon any favorable recommendation by the Plan Commission:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memo from Amy S. McKenna, PE, Robinson Engineering dated September 1, 2016. Additional lot coverage calculations to confirm conformance with the DuPage County Stormwater Ordinance and revisions to address drainage concerns are required at permit submittal.
2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016. Evidence of adequate parking is required at permit submittal.
3. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.
4. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.

DOCUMENTS ATTACHED

1. Petition for Class I Site Plan Review, dated August 5, 2016.
2. Plat of survey, prepared by Edward J. Molloy, dated August 4, 1982, amended to include "Impervious Data Table" for patio proposal.
3. Patio layout and drainage plan, prepared by Sebert Landscaping, revised August 3, 2016.
4. Landscape Plan (Planting Plan), prepared by Sebert Landscaping, revised August 3, 2016.

PETITION

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: 8-5-2016

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 400 PARK BLVD. ITASCA, IL. 60143

Owner(s) of Property: WESTIN HOTEL- WCNW ASSOCIATES LLC.- VINEET NAYYER

Petitioner(s) (if other than owners): SEBERT LANDSCAPE

Existing Use: HOTEL AND RESORT Zoning: ROC

P.I.N. #(s): 03-06-202-012 Lot Size (sq. ft.): 482,754 SQ.FT.

Please answer the following questions (you may attached additional sheets if needed):

1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.
SITE PLAN I-14.13(2) (a)NO VARIANCE JUST A PERMIT FOR PATIO

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.
N/A

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.
N/A

4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.
N/A

5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.
N/A

6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.
N/A

Owner's Name(s): WESTIN HOTEL-WCNW ASSOCIATES LLC. CONTACT-MR. JIM KAUFMAN

Address: 400 PARK BLVD. ITASCA, IL 60143 Phone: 215-219-1526

ITASCA, IL 60143 Email: JRKAUFMANN@VERIZON.NET

Petitioner's Name(s): SEBERT LANDSCAPE DAVID GUM

Address(es): 1050 LILLY CACHE Phone: 630-743-3501

BOLINGBROOK, IL. 60440 Email: DAVE@SEBERT.COM

Agent or Attorney (if applicable) Site Planner or Engineer (if applicable)

Name: N/A Name: N/A

Firm: _____ Firm: _____

Address: _____ Address: _____

Phone: _____ Phone: _____

Email: _____ Email: _____

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE WCNW ASSOCIATES LLC DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature: *Sabrina Dumas* Date: 8-29-16
AUTHORIZED MEMBER

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 29th DAY OF August, 2016

Cynthia Aoto

NOTARY PUBLIC

*My commission expires 11/20/20
County of Cape May, State of New Jersey*



Municipal Expertise. Community Commitment.

TO: Shannon Malik, AICP, Planner III
FROM: Amy S. McKenna, PE, Consulting Engineer
DATE: September 1, 2016
RE: Westin Patio Addition – Site Plan Approval
Engineering Review

We have received the Plan Commission submittal packet including an annotated plat of survey prepared by Edward J. Molloy dated 8/4/82 and Patio Layout Plan and Planting Plan prepared by Sebert Landscaping dated 8/3/16. Based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns as they relate to the civil engineering-related items.

1. We ask that the applicant add a summary of the proposed new impervious area to the plans that includes the patio areas, seat walls, stairs, and steppers, and any impervious areas to be removed, so that we may determine the net new impervious area associated with the project. The net new impervious area does not appear to exceed 25,000 square feet, so site runoff storage (detention) per the Countywide stormwater ordinance is not required. However, if the net new impervious area associated with the patio improvements exceeds 2,500 square feet, Post-Construction Best Management Practice (PCBMP) measures per Article VIII of the Countywide stormwater ordinance will be required.
2. During a site visit, we observed that the area where the east portion of the patio is proposed is poorly drained because flow away from the main building is blocked by the reception facility. The designer should provide an adequate drainage system to drain the east portion of the patio and address overland flow of runoff in the event that the drainage system is clogged or capacity is exceeded to avoid damage to the patio and reception facility. Elevations around the perimeter of the reception facility should be included on the plans.
3. We recommend that the designer locate any utilities that might run through the proposed improvement area.

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

Please note that this review does not include all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.



ITASCA FIRE PROTECTION DISTRICT NO. 1
520 W. IRVING PARK ROAD, ITASCA, IL 60143

James F. Burke, Jr.
Fire Chief

Administration: 630-773-1223

Fire Prevention: 630-773-1240

Fax: 630-773-3381

September 6, 2016

To: Ms. Shannon Malik

From: Leigh Fabbri, Director
Bureau of Fire Prevention

Subject: Westin Hotel
400 Park Blvd.
Proposed Outside Seating Area

On behalf of the Itasca Community Development Department and the Itasca Fire Protection District, I request inclusion of the following conditions to approval of the outside seating area:

- The application will need to provide a parking analysis to verify that there are sufficient parking spaces for the existing uses and the proposed additional outside seating area
- The proposed plan does not include a structure or cover over the seating area. In the event the applicant would like to add a structure or cover, a separate submittal and approval is required.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Leigh A. Fabbri".

Serving the Community Since 1909

ORDINANCE NO. 1819-16

**AN ORDINANCE APPROVING A CLASS I SITE PLAN FOR
400 PARK BOULEVARD (WESTIN HOTEL)**

WHEREAS, the Westin Chicago Northwest (hereinafter “Petitioner”) has filed a petition for a Class I Site Plan approval for construction of a patio on the north side of its hotel at 400 Park Boulevard, Itasca, Illinois (hereinafter referred to as the “Subject Property”), which is currently zoned ROC - Regional Office Center; and

WHEREAS, Petitioner has filed its petition and has submitted an application in support of its petition, said application is attached hereto as Exhibit A, and a public hearing was held by the Itasca Plan Commission on September 21, 2016, pursuant to public notice as required by law, with respect to Petitioner’s application; and

WHEREAS, the Itasca Plan Commission voted to recommend that the Village authorities grant the requested petition for Class I Site Plan approval for a patio, subject to the following conditions:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memo from Amy S. McKenna, PE, Robinson Engineering, dated September 1, 2016. Additional lot coverage calculations to confirm conformance with the DuPage County Stormwater Ordinance and revisions to address drainage concerns are required at permit submittal.
2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016. Evidence of adequate parking is required at permit submittal.
3. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.
4. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities hereby approve Petitioner’s Class I Site plan, subject to the following conditions:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memo from Amy S. McKenna, PE, Robinson Engineering, dated September 1, 2016. Additional lot coverage calculations to confirm conformance with the DuPage County Stormwater Ordinance and revisions to address drainage concerns are required at permit submittal.

2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016. Evidence of adequate parking is required at permit submittal.
3. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.
4. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.

SECTION TWO: All other aspects of the Subject Property are to be in compliance with all Village ordinances, including but not limited to the Itasca Zoning Ordinance and the building code, unless otherwise modified by ordinance.

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

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

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this ____ day of October, 2016.

APPROVED:

Village President Jeffery J. Pruyn

ATTEST:

Village Clerk Melody J. Craven



Village of Itasca
Community Development Department

550 WEST IRVING PARK RD. ITASCA, IL 60143
PHONE: 630/773-5568 FAX: 630/773-0852
e-mail: smalik@itasca.com
www.itasca.com

MEMORANDUM

TO: President Jeff Pruyn
Village Board of Trustees

RE: PC 16-014
APG Holdings- 1325 Ardmore
Class I site plan

FROM: Shannon L. Malik, AICP
Planner III

COTW: October 4, 2016

CC: File

ENCL: Plan Commission staff report
w/attachments

Background

APG Holdings, LLC, operates A&J Distributors from this location and plans to construct a 10,000 square foot building addition to accommodate their growth. The new space will be used strictly for warehouse storage and there are no plans to expand the office at this time.

A raingarden is planned to be installed compliant with DuPage County requirements for Post Construction Best Management Practices (PCBMP) for the proposed amount of new impervious surface coverage.

The request before the Village Board is as follows:

1. Class I site plan change for addition

Plan Commission Recommendation

The Plan Commission reviewed this matter on September 21, 2016. The Plan Commission recommended *unanimous approval* (6-0) of the request for Class I Site Plan approval subject to the following conditions, as recommended by staff:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memos from Amy S. McKenna, PE, Robinson Engineering, dated September 6, 2016, June 28, 2016, and May 3, 2016.
2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016 and May 3, 2016.
3. At the time of permit application, provide revised engineering plan for the PCBMP and surrounding area to serve as a landscape plan including plant materials of diverse species and year round interest. Indicate the condition and species of existing trees and include replacements for those that are in good or excellent health that will be removed or damaged as a result of construction.
4. Provide photometric plan at time of permit application.
5. Revise architectural plans to engineering plans as needed.
6. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application. This includes the Performance Standards enumerated in Section 11.02(5).
7. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.



Village of Itasca
Community Development Department
Plan Commission
Agenda Item

PLAN COMMISSION: September 21, 2016

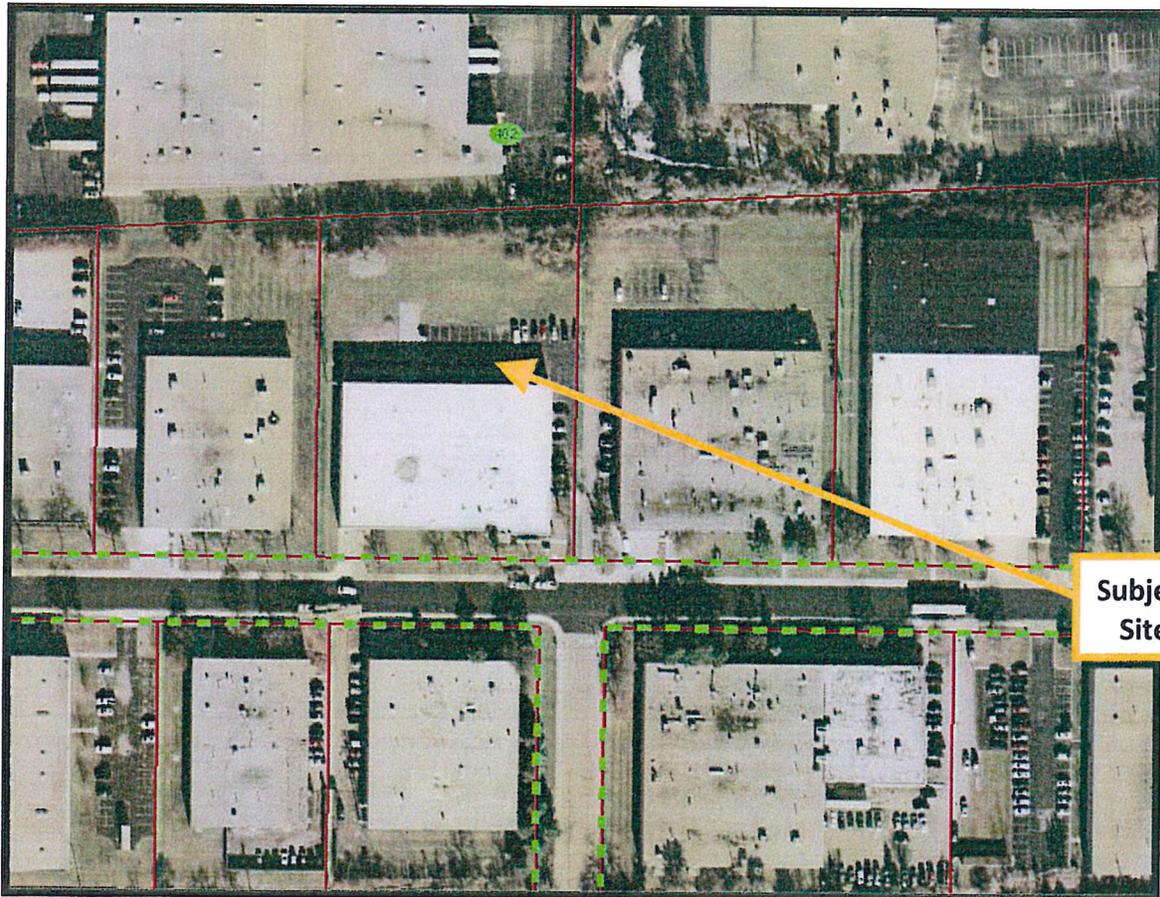
PC 16-014

TITLE: APG Holdings LLC
ADDRESS: 1325 Ardmore
PIN: 02-01-402-014

A & E Custom Homes Inc., petitioner, for APG Holdings, LLC, property owner, for the following:

- A. Class I Site Plan Approval for site plan change for addition

LOCATION

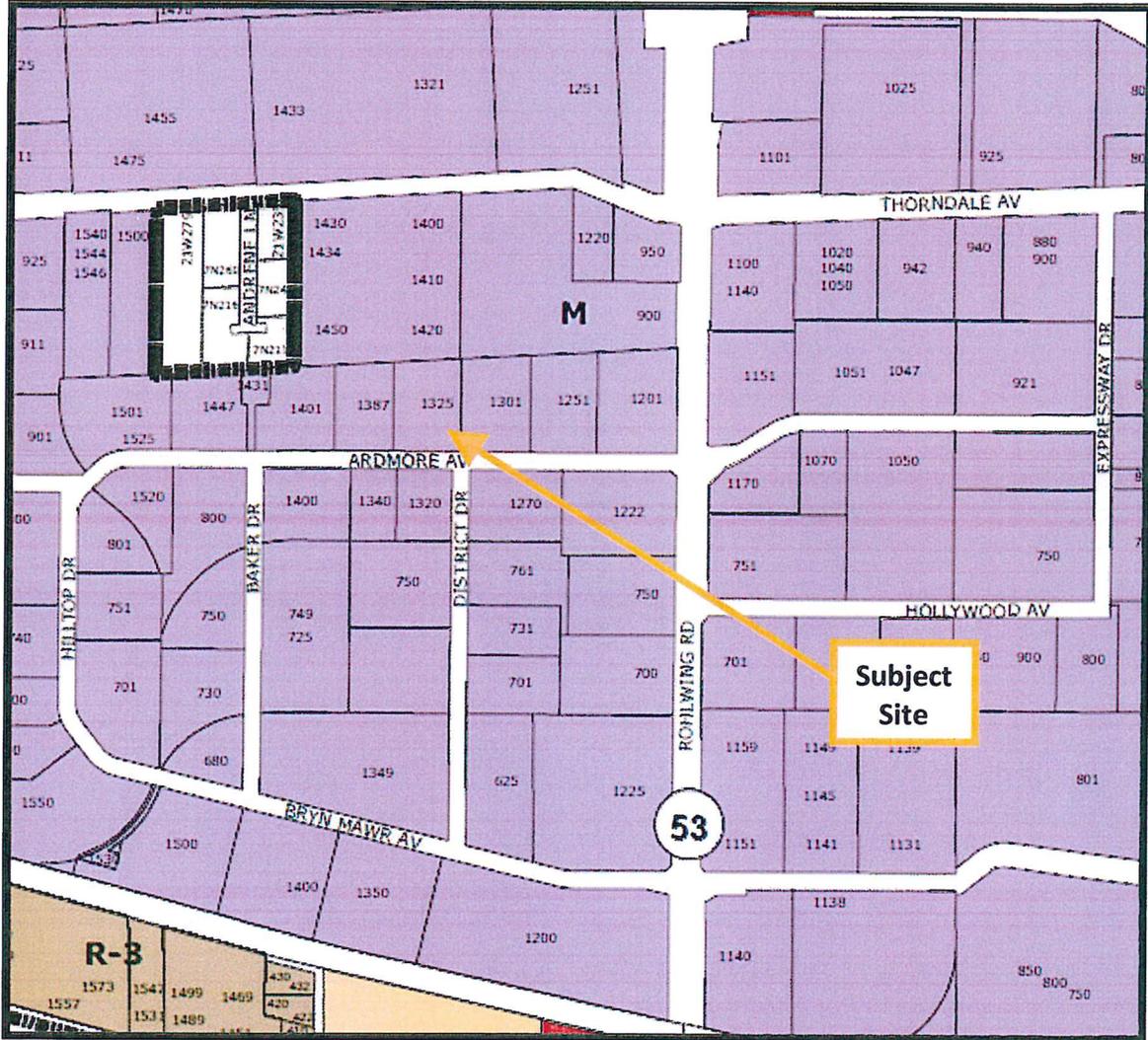


(Source: DuPage County GIS)

GENERAL INFORMATION

Current Use: Warehousing of electronics and bed & bath items
Proposed Use: No change
Current Zoning: M Limited Manufacturing District
Current Lot Size: 89,140 square feet/2 acres
Proposed Lot Size: No change

Village of Itasca 2016 Zoning Map



BACKGROUND

The subject property is located within the Central Manufacturing District west of the intersection of Rohlwing Road and Ardmore Avenue. The property owner, APG Holdings LLC, has operated a warehouse and distribution company from this location which specializes in electronics and bed and bath items. The petitioner is seeking Class I Site

Plan approval in order to construct an addition to accommodate the growing business. The proposed addition of approximately 10,000 square feet would be located on the north side of the building and it would not be visible from the street.



Front of building looking north from Ardmore

The existing 30,000 square foot building is one story tall and constructed of brick. The newly proposed addition would add approximately 10,000 square feet, matching building materials and setbacks and bring the total building area to roughly 40,000 square feet.

The new addition will primarily include warehouse space. Two restrooms are shown on the floor plan as planned for future installation. At this time, there is no intention to expand the existing 2,000 square feet of office space.

PLANNING & ZONING ANALYSIS

There are no requests for relief from the bulk regulations of the Zoning Ordinance; the proposal complies with all setbacks of the M- Limited Manufacturing District. In addition, the warehouse use is permitted within this district.

In the M District, there is a maximum lot coverage requirement of 70%. Existing lot coverage measures approximately 55% and the new addition will bring the total to approximately 59%, which is within the requirements of the Zoning Ordinance.

Class I Site Plan Approval

Section 14.13(2)(a) of the Zoning Ordinance requires Class I Site Plan Review, which triggers Plan Commission review, prior to the issuance of a Zoning Certificate for any new construction or expansion in the M- Limited Manufacturing District.



View looking west where addition will be built

The Zoning Certificate issued after Village Board approval of the request for Class I Site Plan approval certifies that the use, building, or structure complies with all regulations of the Zoning Ordinance.

OTHER COMMENTS

Parking Synopsis

This 40,000 square foot building will have approximately 2,000 square feet of office and 38,000 square feet of warehouse storage. The Zoning Ordinance requires that the total number of required parking spaces be calculated for all uses on a lot.

Section 12.05(2)(j) requires 3 parking spaces per 1,000 square feet of office area. The 2,000 square foot office will require a total of 6 parking spaces.

Section 12.05(3)(b) requires 1 parking space per 2,000 square feet of gross floor area for warehouse and storage facilities. The 38,000 square foot warehouse will require 19 parking spaces.

A total of 25 parking spaces will be required by Code in order to accommodate both uses with the increased floor area of the warehouse; 26 parking spaces are provided in the new plan.

Landscape Synopsis

Class I Site Plan Review requires the preparation of a Landscape Plan, however the Zoning Ordinance makes no distinction between new and existing developments.

The subject property appears to have some more mature trees and shrubs along its perimeter, but it is not clear whether or not any of the plantings along the north property line may be impacted by the proposed addition.

The health of these plant materials is unknown. The distance between the new north building wall and the existing plantings may be adequate, but there is always a possibility that the earthwork required for the addition, parking lot modifications, and new detention could result in damage to the plantings or root systems.

There is an opportunity to include some additional plant material of diverse species and of year round interest as a part of this project. In addition, those trees that are in good or excellent condition that may be damaged as a result of construction should be replaced. Staff recommended conditions of approval will be added below to address these concerns.

Fire Department Synopsis

The Itasca Fire Protection District has reviewed the plans on a number of occasions. As of the last review from Bureau Director Leigh Fabbri, dated September 6, 2016, there

were no objections on the District's part to recommending approval. Earlier resolved review comments from May 3, 2016 are attached for your information.

Engineering Synopsis

Robinson Engineering has reviewed the proposal on behalf of the Village on three occasions. Review comments prepared by Amy McKenna, PE, dated September 6, 2016, June 28, 2016, and May 3, 2016 are attached.

There are several outstanding review comments with planning implications which must be resolved prior to permit issuance as a part of final engineering review and all items will be incorporated into the staff recommended conditions of approval below.

Firstly, Section 12.09(1)(b) of the Zoning Ordinance requires that bicycle parking equivalent to 5% of the off-street parking requirement be provided. In this case, there are 26 vehicles spaces, which would result in 1.3 bike spaces, however, the Code mandates that a minimum of two be installed.

Next, the Zoning Ordinance requires a site lighting plan for Class I Site Plan Review, however, again, there is no distinction made between brand new construction and additions to existing sites. Engineer McKenna's comments include a request for a photometric plan and specification sheets for fixtures.

Finally, modifications will be necessary for the detention area to ensure that it is capable of meeting the requirements of the DuPage County Stormwater Ordinance in regard to the proposed rain garden Post Construction Best Management Practice which was required based on the size of this project.

SUMMARY

The request before the Plan Commission is as follows:

A. Class I Site Plan Approval for site plan change for addition

Staff has reviewed the application and finds that it is generally compliant with Class I Site Plan Approval, provided that a response to the staff recommended conditions of approval is included at the time of permit application and approved prior to permit issuance.

Staff would like to acknowledge that the applicant has been amenable to previous requests to modify the proposed addition in order to match the existing building wall and improve the overall site plan and this cooperation has been appreciated.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be placed upon any favorable recommendation by the Plan Commission:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memos from Amy S. McKenna, PE, Robinson Engineering, dated September 6, 2016, June 28, 2016, and May 3, 2016.
2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016 and May 3, 2016.
3. At the time of permit application, provide revised engineering plan for the PCBMP and surrounding area to serve as a landscape plan including plant materials of diverse species and year round interest. Indicate the condition and species of existing trees and include replacements for those that are in good or excellent health that will be removed or damaged as a result of construction.
4. Provide photometric plan at time of permit application.
5. Revise architectural plans to engineering plans as needed.
6. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application. This includes the Performance Standards enumerated in Section 11.02(5).
7. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.

DOCUMENTS ATTACHED

1. Petition for Class I Site Plan Review, dated August 5, 2016.
2. Project Data and General Notes, Floor Plan, Plan Details & Roof Plan, Door and Hardware Schedules, Elevations, Sections & Details, Structural Notes, Foundation Plan, Roof Framing Plan & Details, Mechanical Plan & Schedules, Ceiling Lighting Plan & Schedules, Power Plan & Schedules, Plumbing Plan & Schedules, Accessibility Notes, prepared by Agama Designs Architecture, dated April 5, 2015.
3. Plat of Survey prepared by PLS, dated March 25, 2016.
4. Site Engineering Plan prepared by Koziol Engineering Services, revised August 2, 2016.
5. Demolition Plan prepared by Koziol Engineering Services, revised August 2, 2016.

~~PETITION FOR VARIANCE~~ Site Plan Review

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: 8/5/16

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 1325 Ardmore Ave, Itasca, IL

Owner(s) of Property: APG Holdings LLC.

Petitioner(s) (if other than owners): A+E Luxury Homes Inc.

Existing Use: warehouse Zoning: M

P.I.N. #(s): 0201402014 Lot Size (sq. ft.): 89,140

Please answer the following questions (you may attached additional sheets if needed):

1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.

N/A

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.

N/A

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

N/A

State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.

N/A

5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.

N/A

6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.

N/A

Owner's Name(s): APG Holdings LLC
Address: 364 Jennifer Ln Phone: _____
Roselle, IL, 60172 Email: _____

Petitioner's Name(s): A+E Luxury Homes Inc.
Address(es): 4995 Keller St. Phone: 630-696-7431
Lisle, FL, 60532 Email: aeluxuryhomes@yahoo.com

Agent or Attorney (if applicable)	Site Planner or Engineer (if applicable)
Name: _____	Name: <u>Jim Koziol</u>
Firm: _____	Firm: <u>Koziol Engineering</u>
Address: _____	Address: <u>1621 Ogden Ave</u> <u>Lisle, IL, 60532</u>
Phone: _____	Phone: <u>630-435-8686</u>
Email: _____	Email: <u>je.koziol@koziolengineering.com</u>

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE AMARDEEP SINGH DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature: _____

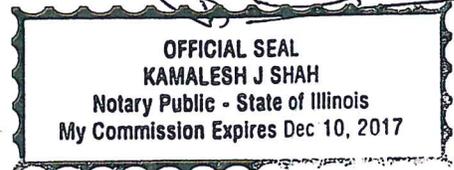
Date: 08-02-16

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 2nd DAY OF Aug, 2016

NOTARY PUBLIC

[Signature]
Kamalesh. J. Shah.





Municipal Expertise. Community Commitment.

TO: Shannon Malik, AICP, Planner III
FROM: Amy S. McKenna, PE, CFM, Consulting Engineer
DATE: September 6, 2016
RE: 1325 Ardmore Building Addition – Plan Commission Site Plan Review Engineering Review

We received the Architectural Plans prepared by Agama Designs, dated 5/31/16, and Site Engineering Plans prepared by Koziol Engineering Services, dated 8/2/16. Based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns as they relate to the civil engineering-related items:

1. The engineering plans for this project (Village Permit 25242) have been reviewed twice by our office. Many of the comments below are outstanding from our previous reviews.
2. We ask that the applicant provide a copy of the soils report for the site with the next engineering submittal.
3. On the engineering plans, include a bike rack detail and show the rack layout with the correct number of spaces provided (minimum of two). The Village prefers inverted U racks, A racks or Post & Loop racks per Section 12.09.5.
4. On the engineering plans, dimension the proposed curb radii. A radius should be provided where the drive aisle of the parking area meets the main drive aisle shared with 1301 Ardmore.
5. Show complete existing utility information. Show existing water and sanitary service connections, and complete the storm sewer network. We previously gave the applicant original site plans and utility atlas information for the applicant's use, and the utilities are unchanged.
6. It is our understanding that the water service size will be evaluated in conjunction with the fire sprinkler permit.
7. Verify that the existing storm sewer has capacity for the proposed runoff. While there might not be more pipes proposed, there is additional impervious area tributary to the parking lot and storm sewer. The engineer should determine the existing and proposed impervious area that drains to the sewer, determine the amount of additional flow to the storm sewer, and analyze the existing system.
8. Post-construction BMP measures are required because the net new impervious area exceeds 2,500 square feet per the Countywide Stormwater and Flood Plain Ordinance (CSFPO). The following comments pertain to the PCBMP design:
 - 8.1. The engineer should clearly label the proposed contours shown for the rain garden area. Indicate where rain garden will overflow, and provide an overflow weir if appropriate.
 - 8.2. The previous submittals indicate that the Estimated Seasonal High Water Table is very shallow (less than 2 feet below the bottom of the rain garden), so the rain garden will not function properly as an infiltration BMP. The rain garden should include an outlet

such that the drawdown time of the rain garden area is between 48 and 96 hours. We ask that the discharge be designed to minimize impact downstream and erosion.

- 8.3. The design should also include a long-term maintenance plan and guidelines for planting and maintenance of landscaping.
- 8.4. A stormwater management easement must be dedicated for the PCBMP area.
- 8.5. Performance security in accordance with the Article VI of the CSFPO must be provided for the construction, maintenance, and monitoring of the PCBMP area.
- 8.6. Record drawings must be submitted after construction.
9. The wetland determination should be submitted to DuPage County Stormwater Management for their review and concurrence (as they have jurisdiction over special management areas), and a copy should be provided to the Village. The Village can coordinate with County wetland staff if the applicant prefers.
10. We note that there is a proposed curb cut at the northeast corner of the parking lot. The engineer must demonstrate that this curb cut is sized appropriately.
11. Show proposed grading tying into existing grading. Clearly identify the extents of disturbance on the plan. Show the 736 contour north of the rain garden.
12. All proposed and existing utility lines and structures (sanitary manholes, fire hydrants, valve vaults, etc.) must be shown on the site landscape plan. The light poles, water main, and water appurtenances are not shown on the plan. All trees and large shrubs must be located a minimum of 10 feet from all utility structures and 5 feet from underground utility mains and services.
13. Consider sight distance when locating trees and landscaping.
14. Provide product catalog cuts and a photometric plan for any proposed site lighting showing the height, number and orientation of proposed luminaires. The photometric plan must also show the proposed lighting levels in foot-candles at ground level, and include a summary table. Light spillover at the property lines should be minimal.

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

Please note that this review does not include all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.

Should you have any questions or concerns, please do not hesitate to contact me at 815-412-2714 or amckenna@reltd.com.



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TO: Jerry Dell, Chief Code Officer/Building Inspector
FROM: Amy S. McKenna, PE, CFM, Consulting Engineer
DATE: June 28, 2016
RE: 1325 Ardmore Building/Parking Addition – Permit 25242
Engineering Plan Review #2

We received the Comment Response Letter and Site Engineering Plan prepared by Koziol Engineering Services, dated 6/7/16. Based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns as they relate to the civil engineering-related items:

1. Site and Parking Lot Improvements

- 1.1. **Repeat Comment** - It is our understanding that Site Plan Review by the Plan Commission is required for the proposed scope of work, per Section 14.13.2.a. of the Village's Zoning Ordinance. Please contact Shannon Malik, Planner III, for more information. She may be reached at smalik@itasca.com or 630-228-5671.
- 1.2. Type B-6.12 curb and gutter is required around the perimeter of parking lots per Section 12.03 of the Zoning Ordinance and Section 6.03 B.1.c of the Development Standards and Specifications. Section 6.03 B.1.c also requires that curb be constructed around the perimeter of all islands within parking lots.
- 1.3. **Repeat Comment** - We ask that the applicant provide a copy of the soils report. **We did not receive a copy of the report.**
- 1.4. Include a bike rack detail and show the rack layout with the correct number of spaces provided (minimum of two). The Village prefers inverted U racks, A racks or Post & Loop racks per Section 12.09.5.
- 1.5. **Repeat Comment** - Dimension the proposed curb radii. A radius should be provided where the drive aisle of the parking area meets the main drive aisle shared with 1301 Ardmore.
- 1.6. **Repeat Comment** - It appears that more existing parking spaces are being removed than are being provided with the proposed addition. The applicant should review Section 12.02.2. of the Zoning Ordinance. **Per this section, we believe that the applicant must provide 35 total spaces (33 spaces with 2 handicapped spaces – 8 spaces east of building, 27 spaces north of building). Provide details for any new accessible spaces and grading information for the accessible route to the building.**
- 1.7. **Compliant.**
- 1.8. **Compliant.**

2. Utility Improvements

- 2.1. **Repeat Comment** - Show complete existing utility information. Show existing water and sanitary service connections, and complete the storm sewer network. We previously gave the applicant original site plans and utility atlas information for the applicant's use, and the utilities are unchanged.

- 2.2. **Compliant.** It is our understanding that the water service size will be evaluated in conjunction with the fire sprinkler permit.

3. Storm Sewer and Stormwater Management Improvements

- 3.1. **Repeat Comment** - Verify that the existing storm sewer has capacity for the proposed runoff. **While there might not be more pipes proposed, there is likely additional impervious area tributary to the parking lot and storm sewer. The engineer should determine the existing and proposed impervious area that drains to the sewer, determine if there is additional flow to the storm sewer, and if so, analyze the existing system.**
- 3.2. **Repeat Comment**- Please note that post-construction BMP measures are required when the net new impervious area exceeds 2,500 square feet per the Countywide Stormwater and Flood Plain Ordinance (CSFPO). **The current project adds an impervious above that threshold. The engineer has requested fee-in-lieu of BMP measures, but there are other non-infiltration measures that can be employed to meet the intent ordinance requirements, so fee-in-lieu will not be allowed.**
- 3.3. The wetland determination should be submitted to the County for their review and concurrence (as they have jurisdiction over special management areas), and a copy should be provided to the Village. The Village can coordinate with County wetland staff if the applicant prefers.
- 3.4. **New Comment** - We note that there is a proposed curb cut at the northeast corner of the parking lot. The engineer must demonstrate that this curb cut is sized appropriately and that the discharge will not increase flow to downstream properties. Per Comment 3.2, all new impervious area should be routed to a PCBMP measure.

4. Grading and Erosion Control Comments

- 4.1. **Repeat Comment** - Show proposed grading tying into existing grading. Clearly identify the extents of disturbance on the plan. **To clarify, show proposed grading contours tying into existing. An example problem spot is the west edge of the parking lot where the back of curb elevations are well above 736, and the 736 contour crosses the curblines.**
- 4.2. See Comment 4.1
- 4.3. **Compliant.**
- 4.4. Include a detail for inlet protection and label inlets to be protected on the plan. All inlets in the vicinity of the construction and construction entrance should be protected.
- 4.5. **Compliant.**
- 4.6. **Compliant.**
- 4.7. **Repeat Comment** - A description of dust control measures must be provided.
- 4.6 **Compliant.**

5. **Landscaping Plan Comments** – *No landscape plan was provided with this submittal.*

- 5.1. All proposed and existing utility lines and structures (sanitary manholes, fire hydrants, valve vaults, etc.) must be shown on the site landscape plan. The light poles, water main, and water appurtenances are not shown on the plan. All trees and large shrubs must be located a minimum of 10 feet from all utility structures and 5 feet from underground utility mains and services.
- 5.2. Consider sight distance when locating trees and landscaping.

6. General Comments

- 6.1. Provide product catalog cuts and a photometric plan for any proposed site lighting showing the height, number and orientation of proposed luminaires. The photometric plan must also show the proposed lighting levels in foot-candles at ground level, and include a summary table. Light spillover at the property lines should be minimal.
- 6.2. Provide Village standard curb and gutter detail.
- 6.3. The following comments pertain to the cost estimates:
 - Revise the estimates in accordance with above comments.
 - The proposed site cost estimate includes driveway repairs and patching, but these are not shown on the plans. Show the patching on the plans and include any portions within the public right-of-way in the public improvements cost estimate. Any patching done on the adjacent property must be authorized by the property owner.
 - All erosion control measures including silt fence and inlet protection should be included in the estimates.
 - The bike rack and pad do not need to be included in the public improvements estimate.
 - All public improvements should be included in the total site improvements estimate.

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

Please note that this review does not include all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.

Should you have any questions or concerns, please do not hesitate to contact me at 815-412-2714 or amckenna@reltd.com.



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TO: Jerry Dell, Chief Code Officer/Building Inspector
FROM: Amy S. McKenna, PE, CFM, Consulting Engineer
DATE: May 3, 2016
RE: 1325 Ardmore Building/Parking Addition – Permit 25242
Engineering Plan Review #1

We received the Site Engineering Plan prepared by Koziol Engineering Services, dated 4/21/16. Based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns as they relate to the civil engineering-related items:

1. Site and Parking Lot Improvements

- 1.1. It is our understanding that Site Plan Review by the Plan Commission is required for the proposed scope of work, per Section 14.13.2.a. of the Village's Zoning Ordinance.
- 1.2. Type B-6.12 curb and gutter is required around the perimeter of parking lots per Section 12.03 of the Zoning Ordinance and Section 6.03 B.1.c of the Development Standards and Specifications. Section 6.03 B.1.c also requires that curb be constructed around the perimeter of all islands within parking lots.
- 1.3. We ask that the applicant provide a copy of the soils report and the pavement design calculations to the Village (as required in Section 7.01 A.1 of the Development Standards and Specifications).
- 1.4. Bicycle parking is required per Section 12.09 of the Itasca Zoning Ordinance.
- 1.5. Dimension the proposed pavement/curb radii. A radius should be provided where the drive aisle of the parking area meets the main drive aisle shared with 1301 Ardmore.
- 1.6. It appears that more existing parking spaces are being removed than are being provided with the proposed addition. We ask that the applicant provide an accounting of the proposed total building use (i.e. square footage of office and warehouse), so that the Village may determine the required parking. The applicant should review Sections 12.02.2. and 12.05.3.b. of the Zoning Ordinance.
- 1.7. The jog in the east building face with the proposed building addition creates an unsafe condition; vehicles backing out of the existing parking spaces along the east side of the building cannot see around the building addition.
- 1.8. The architectural plans show an overhead door near the northwest corner of the building addition, but the engineering plans do not show a paved surface to the door.

2. Utility Improvements

- 2.1. Show complete existing utility information. Show existing water and sanitary service connections, and complete the storm sewer network. We have attached original site plans and utility atlas information for the applicant's use.
- 2.2. Verify that the existing water and sanitary services are sufficient for the proposed building addition.

3. Storm Sewer and Stormwater Management Improvements

- 3.1. Verify that the existing storm sewer has capacity for the proposed runoff. Show the location of roof drains; do they splash to grade, or are they tied into the storm sewer?
- 3.2. Please note that post-construction BMP measures are required when the net new impervious area exceeds 2,500 square feet per the Countywide Stormwater and Flood Plain Ordinance (CSFPO). The current project adds an impervious area very close to that threshold. Add a note to the plans stating that any proposed changes to the site geometry or grading during construction must be reviewed by the Village Engineer. The engineer must include an accounting of the impervious areas on the site on the as-built drawings.
- 3.3. The applicant should consult with an environmental professional to determine if there are wetlands on this site. Site topography north of the proposed parking areas, dark (wet) areas on historical aerials, and hydric soils in the vicinity of the property might mean that there are wetlands in this area. The Village of Itasca is a partial-waiver community with respect to the CSFPO; this means that the Village reviews site runoff storage and PCBMP aspects of the project, but the County must authorize work within special management areas.

4. Grading and Erosion Control Comments

- 4.1. Show proposed grading tying into existing grading. Clearly identify the extents of disturbance on the plan.
- 4.2. Slopes on grassy areas should be 2-10% per Section 6.02.B.3.
- 4.3. For curb work, provide a concrete washout facility location (and detail) on the plans.
- 4.4. Provide details for erosion control items, such as silt fence and concrete washout. There is a detail shown for a stabilized construction entrance, but it appears that the existing pavement will be used.
- 4.5. Show the location of any proposed stockpile on the plans and include silt fence or coir roll around its perimeter.
- 4.6. The following is a partial list of erosion control notes that should be included on the plans:
 - "All access to and from the construction site is to be restricted to the construction entrance."
 - "Major amendments of the site development or erosion and sedimentation control plans shall be submitted to the Department of Community Development to be approved in the same manner as the original plans."
 - Any sediment reaching a public or private road shall be removed by shoveling or street cleaning (not flushing) before the end of each workday and transported to a controlled sediment disposal."
 - "The Contractor shall take the necessary steps to control waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality."
- 4.6 A description of dust control measures must be provided.

- 4.7 Identification (name, address, and telephone) of the person(s) or entity that will have legal responsibility for maintenance of erosion control structures and measures, during and after development, must be provided on the plans.

5. Landscaping Plan Comments

- 5.1. All proposed and existing utility lines and structures (sanitary manholes, fire hydrants, valve vaults, etc.) must be shown on the site landscape plan. The light poles, water main, and water appurtenances are not shown on the plan. All trees and large shrubs must be located a minimum of 10 feet from all utility structures and 5 feet from underground utility mains and services.
- 5.2. Consider sight distance when locating trees and landscaping.

6. General Comments

- 6.1. Provide product catalog cuts and a photometric plan for any proposed site lighting showing the height, number and orientation of proposed luminaires. The photometric plan must also show the proposed lighting levels in foot-candles at ground level, and include a summary table. Light spillover at the property lines should be minimal.
- 6.2. Review the Village's Development Standards and Specifications, and include Village standard details, notes, and specifications from that document that pertain to the plans. The Village's Development Standards and Specifications can be found here: <http://www.itasca.com/525/Community-Development-Documents>.
- 6.3. Two separate itemized cost estimates must be provided for the project with final engineering. The first will contain all improvements that require financial security (i.e., publically dedicated items, stormwater management items, erosion and sediment control items). From this estimate, a Letter of Credit in the amount of 110% of the estimate will be established. The second estimate should contain all site-related improvements (including landscaping, paving, water, lighting, landscaping, storm, sanitary, etc).

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

Please note that this review does not include all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.

Should you have any questions or concerns, please do not hesitate to contact me at 815-412-2714 or amckenna@reltd.com.

Enclosures: Village of Itasca Utility Atlas

Excerpt from Building Plans by A. Epstein and Sons dated 1/26/67



ITASCA FIRE PROTECTION DISTRICT NO. 1
520 W. IRVING PARK ROAD, ITASCA, IL 60143

James F. Burke, Jr.
Fire Chief

Administration: 630-773-1223

Fire Prevention: 630-773-1240

Fax: 630-773-3381

September 6, 2016

To: Ms. Shannon Malik

From: Leigh Fabbri, Director
Bureau of Fire Prevention

Subject: 1325 Ardmore Ave
Proposed Warehouse Addition

On behalf of the Itasca Community Development Department and the Itasca Fire Protection District, I have no objections to a recommendation to approve the proposed warehouse addition at this address.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Leigh A. Fabbri".

Serving the Community Since 1909



Village of Itasca
Community Development Department
550 W. Irving Park Rd. Itasca, IL 60143
Phone: 630/773-5568 Fax: 630/773-0852
www.itasca.com

May 3, 2016

Mr. Pete Baftiri
A+E Luxury Homes
4995 Keller Street
Lisle, IL 60532

RE: Permit #25242
1325 Ardmore Ave, Itasca, IL

Dear Mr. Baftiri:

The Community Development Department has reviewed the plans for the interior remodeling of the aforementioned address. The department permit conditions are as follows:

PLAN REVIEW

- 1) The submitted plan shows an existing side yard of approximately 15 feet. The location of the addition would reduce the side yard on the east side to 16.38 feet, a total of less than 50 feet required by the Itasca Zoning Ordinance. Provide a revised plan that maintains the required side yard width of 50 feet. Itasca Zoning Ordinance, 11.04,2
- 2) Provide a revised parking layout based on 1 space per 2,000 square feet of warehouse and 3 spaces per 1,000 square feet of office area. Itasca Zoning Ordinance, 12.05,3,b
- 3) Provide a plan that includes the driveway access to the overhead door on the north side of the building. The pavement design shall comply with Itasca Zoning Ordinance, 12.30,10,b,(3).
- 4) Provide a revised plan that includes 2-hour rated exterior bearing walls to conform to the requirements of Type IIIB construction. IBC, Table 601
- 5) Provide a revised design for energy code compliance based on the 2015 edition of IECC. 20 ILCS 3125
- 6) Provide verification that the proposed mechanical and electrical design complies with the 2015 IECC, Section C401.2.1, 1), or 2).

- 7) Verify that all new lighting and emergency lighting meets the requirements of the 2015 IECC, Section C405.
- 8) Provide lighting controls in accordance with 2015 IECC, Section C405.2.1 and C405.2.3, as amended by 20 ILCS 3125.
- 9) Provide additional emergency lighting fixtures, based on the storage layout, in sufficient quantity to illuminate the path of egress in accordance with IBC, 1006.
- 10) Provide emergency lighting to illuminate the landing at the exit discharge. IBC, 1006.3, item 5
- 11) Provide additional exit signs, based on the storage layout. IBC, 1011
- 12) Provide a copy of the geotechnical report for review. IBC, 1802
- 13) Submit copies of all special inspections reports, as listed on sheet S0, Concrete Note 17, to the Itasca Community Development Department. IBC, 1704.4
- 14) Submit a copy of the truss design to Itasca Community Development Department. IBC, 2206
- 15) If rack storage is planned, provide a plan for the installation of the storage racks in the warehouse. IBC, 2208.1
- 16) Submit five (5) sets of fire sprinkler drawings, hydraulic calculations and cut sheets with a permit application for Village review and comment. NFPA 13, 14.1.1
- 17) All work is to be performed by a sprinkler contractor licensed through the Office of the State Fire Marshall.
- 18) Submit five (5) sets of fire alarm drawings, voltage drop calculations, battery calculations and cut sheets with a permit application for Village review and comment. IBC, 907.1.1
- 19) All conductors for the fire alarm system, accessories and related equipment shall be in conduit. The conduit for fire alarm cable shall be red. IFPD Ordinance 2008-5, 907.5

Please address the Plan Review comments and re-submit the drawings. If you have any questions, please do not hesitate to contact me.

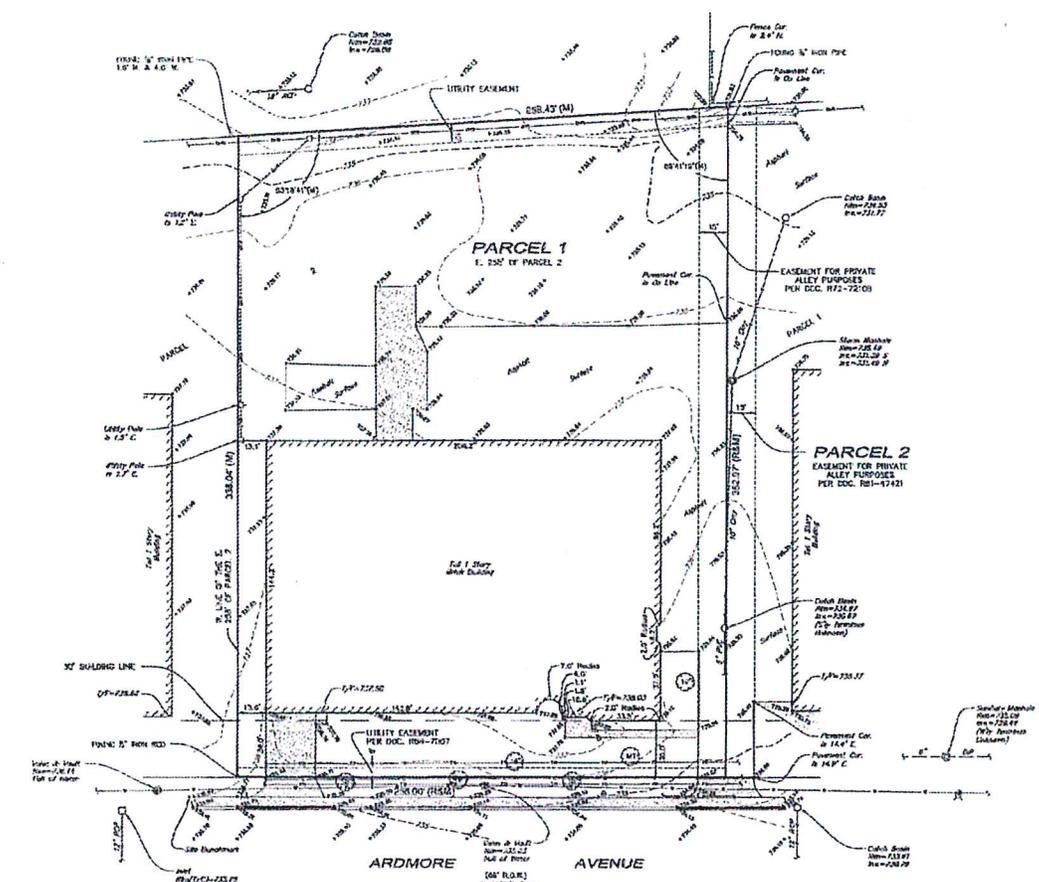
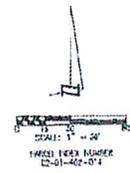
Sincerely,
Itasca Community Development

Leigh A. Fabbri
for Community Development

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 GORDEN AVENUE SUITE 107
LITTLE ROCK, ARKANSAS 72205
PHONE: 633-7788-1757
FAX: 633-7788-1758
E-MAIL: info@plsi.com



NOTES:
 DAMAGE COUNTY 34-13125 - GRADE BISE IN THE WEST SIDE OF A CONCRETE TRUNK DRAIN, WITH LOCATE AT THE INTERSECTION OF THE INTERSECTION OF THE 34-13125 AND 02-01-002-014.
 (REVISED SEPTEMBER 23, 2014)
 ELEVATION = 162.29 (VDOT 08)
 VERT. CURVE - 100' OVER THE BENCH, CURVE BEGINS AT TOP OF CURVE AT POINT OF VERTICAL CURVE (PVC) BETWEEN 3088 AND 3086 GORDEN AVE IN LITTLE ROCK, ARKANSAS.
 ELEVATION = 155.51 (VDOT 08)
 SEE BENCHMARK - EXPOSED COPPER PIPE NEAR SOUTHWEST CORNER OF SITE AS SHOWN HEREON.
 ELEVATION = 158.08

LEGAL DESCRIPTION

PARCEL 1:
 THE EAST 250 FEET OF PARCEL 2 IN UNIT 1 - HASKA INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1984 AS DOCUMENT 194-43823, IN DAMAGE COUNTY, ARKANSAS.

PARCEL 2:
 EASEMENT FOR THE BENEFIT OF PARCEL 1, CREATED BY A GRANT DATED AUGUST 21, 1981, AND RECORDED ON AUGUST 31, 1981 AS DOCUMENT 191-77451 FROM THE PRESIDENTIAL INSURANCE COMPANY OF AMERICA TO KENNETH E. FINEST, FOR PRIVATE ALLEY PURPOSES ON UPON AND OVER:

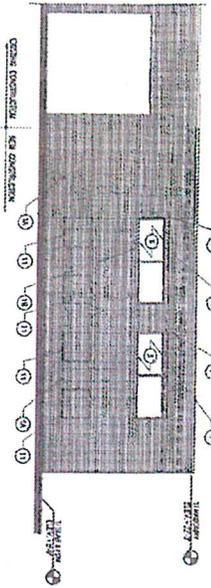
THE WEST 15 FEET OF PARCEL 1, MEASURED ALONG THE SOUTH LINE THEREOF, IN UNIT 1 - HASKA INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, IN SECTIONS 1 AND 12, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DAMAGE COUNTY, ARKANSAS.

SYMBOL LEGEND

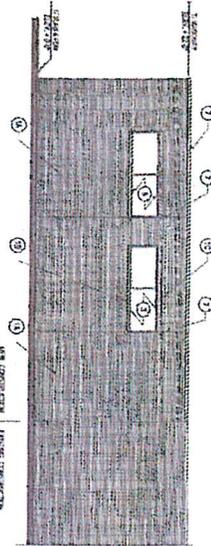
- - BENCHMARK
- - ALLEY
- - CATCH BASIN
- - WATER VALVE
- △ - HYDRANT
- - VENT & VAULT
- - POWER POLE
- ⊙ - EXISTING ELEVATION
- ⊙ - REFERRED DATA
- ⊙ - CONCRETE SURFACE
- ⊙ - DEPRESSION THAT IS LESS THAN 8" DIA. (UNLESS OTHERWISE NOTED)
- ⊙ - CONCRETE TIE - LESS THAN 8" DIA. (UNLESS OTHERWISE NOTED)
- (M) - RECORDED DATA
- (D) - READER DATA
- - EXIST. CONTOURS
- - FENCE LINE
- - SANITARY SEWER
- - WATER SEWER
- - WATERMAIN
- - UNDERGROUND WIRE
- - UNDERGROUND GAS LINE
- - UNDERGROUND ELECTRIC CABLE
- - UNDERGROUND FIBER OPTIC

PREPARED FOR ALL DISTRIBUTIONS:
 ADDRESS: LITTLE ROCK, ARKANSAS, 72205
 BOOK & P.C. DATE: 8-23-2014 ACU NO: 18122468
 DRAWN BY: [Signature] CHECK BY: [Signature]
 REVISION:

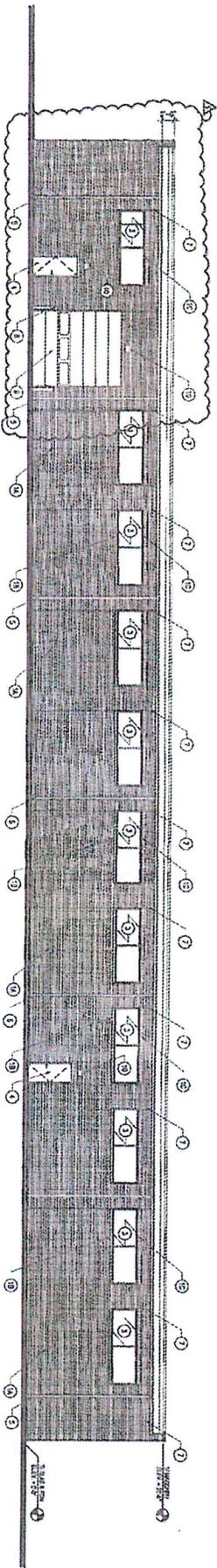
MARKED AREA 02-01-002-014, SO. TTY.
 REFER TO YOUR DEED, AGREEMENT, DEED POLICY AND LOCAL ORDINANCE AND ZONING ORDINANCE FOR FURTHER INFORMATION.
 NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
 STATE OF ARKANSAS
 COUNTY OF DUMAS
 PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HERETOFORE PLAT IS A CORRECT REPRESENTATION THEREOF.
 FIELD WORK COMPLETED AND DATED: [Date]
 PLS No. 3312
 MY LICENSE EXPIRES 11/30/2015
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ARKANSAS MANUAL STANDARDS FOR A GEOGRAPHIC AND TOPOGRAPHIC SURVEY.



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



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



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

ELEVATION KEYNOTES

- 1 1/2" MET. BRASS BRICK - SEE WINDOW GRIDS ON
- 2 1/2" MET. BRASS BRICK - SEE WINDOW GRIDS ON
- 3 1/2" MET. BRASS BRICK - SEE WINDOW GRIDS ON
- 4 1/2" MET. BRASS BRICK - SEE WINDOW GRIDS ON
- 5 1/2" MET. BRASS BRICK - SEE WINDOW GRIDS ON
- 6 1/2" MET. BRASS BRICK - SEE WINDOW GRIDS ON
- 7 1/2" MET. BRASS BRICK - SEE WINDOW GRIDS ON
- 8 1/2" MET. BRASS BRICK - SEE WINDOW GRIDS ON
- 9 1/2" MET. BRASS BRICK - SEE WINDOW GRIDS ON
- 10 1/2" MET. BRASS BRICK - SEE WINDOW GRIDS ON
- 11 1/2" MET. BRASS BRICK - SEE WINDOW GRIDS ON

AD ARCHITECTURE
200 W. 11th St.
Des Moines, IA 50319
515.281.1111
www.adarchitecture.com

PROJECT INFORMATION
PROJECT: PROPOSED WAREHOUSE BUILDING ADDITION
CLIENT: PETE BAFFIN
4805 KELLER STREET
LEAS, IL 60143

DESIGNER
ARCHITECT: AD ARCHITECTURE
DATE: 5-27-15
SCALE: 1/4"=1'-0"

OWNER APPROVAL
JOB NO.: 14-024
DATE: 5-27-15
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4"=1'-0"

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A4

ORDINANCE NO. 1820-16

**AN ORDINANCE APPROVING A CLASS I SITE PLAN FOR
1325 ARDMORE AVENUE (APG HOLDINGS)**

WHEREAS, APG Holdings, LLC (hereinafter referred to as “Petitioner”) has filed a petition for a Class I Site Plan approval for construction of 10,000 square foot building addition at 132 Ardmore Avenue, Itasca, Illinois (hereinafter referred to as the “Subject Property”), which is currently zoned M – Limited Manufacturing District; and

WHEREAS, Petitioner has filed its petition and has submitted an application in support of its petition, said application is attached hereto as Exhibit A, and a public hearing was held by the Itasca Plan Commission on September 21, 2016, pursuant to public notice as required by law, with respect to Petitioner’s application; and

WHEREAS, the Itasca Plan Commission voted to recommend that the Village authorities grant the requested petition for Class I Site Plan approval for a 10,000 square foot building addition, subject to the following conditions:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memos from Amy S. McKenna, PE, Robinson Engineering, dated September 6, 2016, June 28, 2016, and May 3, 2016.
2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016 and May 3, 2016.
3. At the time of permit application, provide revised engineering plan for the Post Construction Best Management Practice (“PCBMP”) and surrounding area to serve as a landscape plan including plant materials of diverse species and year round interest. Indicate the condition and species of existing trees and include replacements for those that are in good or excellent health that will be removed or damaged as a result of construction.
4. Provide photometric plan at time of permit application.
5. Revise architectural plans to engineering plans as needed.
6. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application. This includes the Performance Standards enumerated in Section 11.02(5).
7. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities hereby approve Petitioner’s Class I Site Plan, subject to the following conditions:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memos from Amy S. McKenna, PE, Robinson Engineering, dated September 6, 2016, June 28, 2016, and May 3, 2016.
2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016 and May 3, 2016.
3. At the time of permit application, provide revised engineering plan for the Post Construction Best Management Practice (“PCBMP”) and surrounding area to serve as a landscape plan including plant materials of diverse species and year round interest. Indicate the condition and species of existing trees and include replacements for those that are in good or excellent health that will be removed or damaged as a result of construction.
4. Provide photometric plan at time of permit application.
5. Revise architectural plans to engineering plans as needed.
6. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application. This includes the Performance Standards enumerated in Section 11.02(5).
7. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.

SECTION TWO: All other aspects of the Subject Property are to be in compliance with all Village ordinances, including but not limited to the Itasca Zoning Ordinance and the building code, unless otherwise modified by ordinance.

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

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

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village
of Itasca this ____ day of October, 2016.

APPROVED:

Village President Jeffery J. Pruyn

ATTEST:

Village Clerk Melody J. Craven



Village of Itasca
Community Development Department

550 WEST IRVING PARK RD. ITASCA, IL 60143
PHONE: 630/773-5568 FAX: 630/773-0852
e-mail: smalik@itasca.com
www.itasca.com

MEMORANDUM

TO: President Jeff Pruyn
Village Board of Trustees

RE: PC 16-015, PC 16-016, and PC 16-017
Gift of Hope- 425 Spring Lake Dr.
Titan Electric- 1050 Spring Lake Dr.
Subdivision and Class I Site Plan Approval

FROM: Shannon L. Malik, AICP
Planner III

COTW: October 4, 2016

CC: File

ENCL: Plan Commission staff report
w/attachments

Background

Gift of Hope Organ and Tissue Network at 425 Spring Lake Drive is working with Titan Electric at 1050 Spring Lake Drive in order to transfer a portion of property from Gift of Hope to Titan Electric.

In order to accommodate for this, a plat of subdivision to relocate the shared lot line further to the east is necessary. Simultaneously, Class I Site Plan approval is requested for both newly reconfigured properties in order to accommodate for the elimination of land banked for parking and a minor addition for Gift of Hope, and an expanded parking lot for Titan Electric.

Please see the attached staff report for further background information, including an explanation of the land banked parking area which was intended to serve the previous tenant, Riverside Publishing, at Gift of Hope's property at 425 Spring Lake Drive.

The requests before the Village Board are as follows:

In case 16-015, Gift of Hope and Titan Electric jointly request the following before the Village of Itasca Plan Commission:

- A. Plat of subdivision to transfer a portion of property

In case 16-016, Gift of Hope requests the following before the Village of Itasca Plan Commission:

- A. Class I Site Plan Approval for site plan change to eliminate land banked parking and construct a minor building addition

In case 16-017, Titan Electric requests the following before the Village of Itasca Plan Commission:

- A. Class I Site Plan Approval for site plan change for a surface parking lot expansion

Plan Commission Recommendation

The Plan Commission reviewed these requests on September 21, 2016.

The Plan Commission recommended *unanimous approval* (6-0) of Gift of Hope and Titan Electric's request for Plat of Subdivision approval subject to the following conditions as recommended by staff:

1. Approval is subject to final engineering
2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, State and Federal accessibility requirements, and the DuPage County Stormwater Ordinance
3. The plat of subdivision must be revised to incorporate the appropriate signature panels

The Plan Commission recommended *unanimous approval* (6-0) of Gift of Hope's request for Class I Site Plan approval subject to the following conditions as recommended by staff:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in the memo from Amy S. McKenna, PE, Robinson Engineering dated September 1, 2016. Additional impervious area information is requested at permit submittal.
2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, State and Federal accessibility requirements, and the DuPage County Stormwater Ordinance in place at the time of permit application.
3. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
4. Provide photometric plan if new lighting will be added as a result of the addition.
5. The petitioner shall restore the landscaped islands and replace other missing landscaping material.

The Plan Commission recommended *unanimous approval* (6-0) of Titan Electric's request for Class I Site Plan approval subject to the following conditions as recommended by staff and amended by the Plan Commission:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memo from Amy S. McKenna, PE, Robinson Engineering dated September 12, 2016. Additional impervious area information is required at permit submittal. The sanitary force main easement language must be revised and the easement recorded.
2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016. Evidence of adequate parking is required at permit submittal.
3. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, State and Federal accessibility requirements, and the DuPage County Stormwater Ordinance in place at the time of permit application.
4. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
5. Provide photometric plan at the time of permit submittal.



Village of Itasca
Community Development Department
Plan Commission
Agenda Item

PLAN COMMISSION: September 21, 2016

PC 16-015

PC 16-016

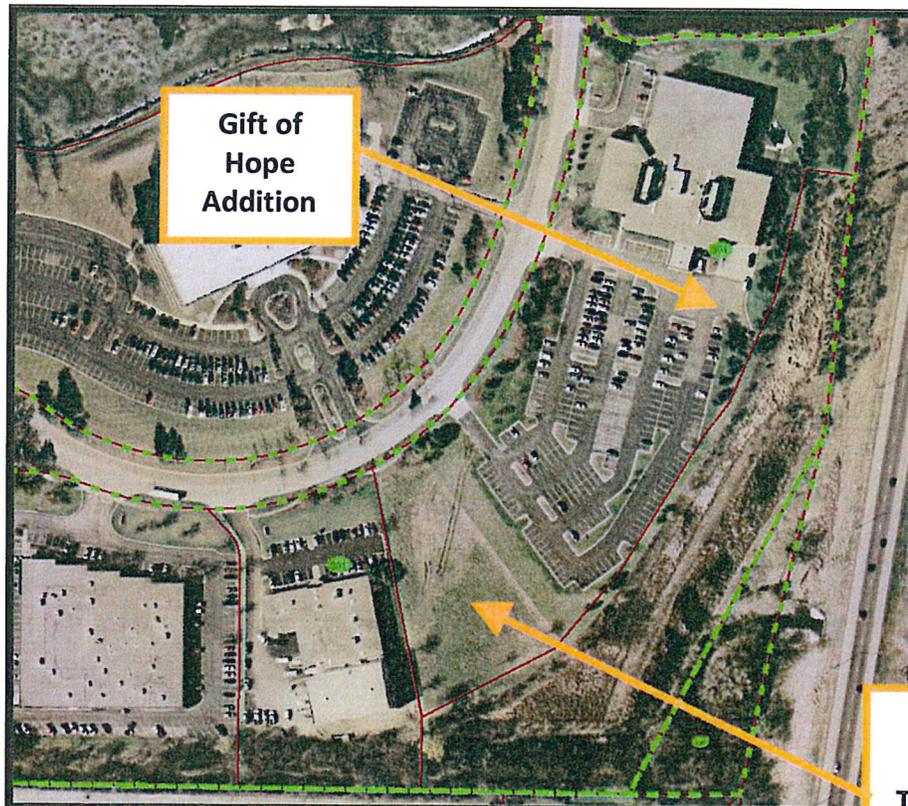
PC 16-017

TITLE: Gift of Hope and Titan Electric
ADDRESS: 425 and 1050 Spring Lake Drive
PIN: 03-07-301-010 and 03-07-301-012

Gift of Hope and Titan Electric for the following:

- A. Plat of subdivision to transfer a portion of property from Gift of Hope to Titan Electric
- B. Class I Site Plan Approval for Gift of Hope site plan change to eliminate land banked parking and construct a minor building addition
- C. Class I Site Plan Approval for Titan Electric site plan change for a surface parking lot expansion

LOCATION



(Source: DuPage County GIS)

Location of
Re-subdivision and
Titan Electric Parking
Lot Expansion

GENERAL INFORMATION

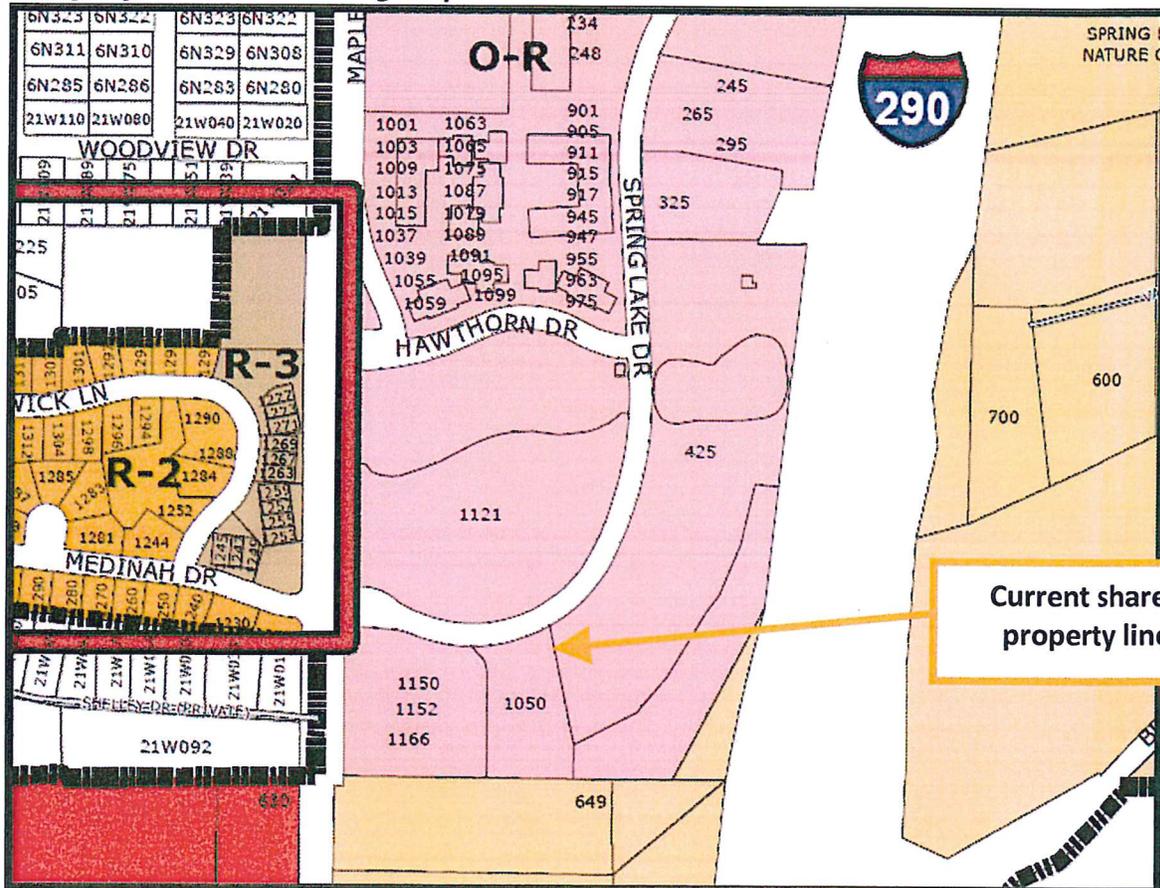
Gift of Hope- 425 Spring Lake Dr.

Current Use: Transplant services offices, receiving, and storage
Proposed Use: No change
Current Zoning: O-R Office Research District
Current Lot Size: 313,578 sf or 7.1 acres
Proposed Lot Size: 252,450 sf or 5.7 acres

Titan Electric- 1050 Spring Lake Dr.

Current Use: Electrical design and contracting
Proposed Use: No change
Current Zoning: O-R Office Research District
Current Lot Size: 94,525sf or 2.17 acres
Proposed Lot Size: 155,653 sf or 3.5 acres

Village of Itasca 2016 Zoning Map



BACKGROUND

The subject properties are located within the Spring Lake office park, roughly east of Route 53, west of 290 and south of Irving Park Road. The properties are all zoned O-R Office Research District.

Gift of Hope Organ and Tissue Network at 425 Spring Lake Drive is working collaboratively with Titan Electric (Elmhurst 83 LLC) in order to transfer a portion of property from Gift of Hope to Titan Electric.

When the property at 425 Spring Lake Drive was initially developed in the mid-1990's for the former occupant, Riverside Publishing, they were required to land bank the southern portion of the property for future parking, if a building addition were to occur. Both the future addition area and future parking lot expansion area are shown on Village approved documents.

Business has been successful for both organizations and both have changing needs. Several years ago, Titan Electric added on to and remodeled the space at 1050 Spring Lake Drive. They are now in need of additional parking. Gift of Hope has a need to add a minor addition for additional morgue storage space, but employee and guest parking needs will remain the same.

Titan Electric is under contract with Gift of Hope to purchase the land banked parking area for the purpose of expanding their parking lot. This is contingent upon approval of a plat of subdivision to create a new shared property line between them which would be further north than the existing property line.

Meanwhile, provided that the joint request plat of subdivision approval, Gift of Hope is requesting Class I Site Plan Approval to change their existing site plan to eliminate the land banked parking area and add the morgue addition to the front of the building.

Titan Electric is requesting Class I Site Plan Approval to change their existing site plan to incorporate the newly acquired property and complete a parking lot expansion.

GIFT OF HOPE AND TITAN ELECTRIC SUBDIVISION APPROVAL

Gift of Hope plans to sell approximately 61,128sf or 1.4 acres to Titan Electric. The current Gift of Hope property will be reduced from 313,578 sf or 7.1 acres to 252,450 sf or 5.7 acres, and the current Titan Electric property will increase from 94,525 or 2.17 acres to 155,653 sf or 3.5 acres.

Titan Electric's contractor, Manhard Consulting, prepared a plat of subdivision document to take these changes into consideration. During the final engineering process, signature panels will need to be added.

GIFT OF HOPE: PLANNING & ZONING ANALYSIS

The proposed 320 square foot addition is intended to expand the morgue storage capacity of the facility. It will be a single story with utility brick meant to match the existing building. A perpendicular soldier course will break the façade and complement the existing structure.

There are no requests for relief from the bulk regulations of the Zoning Ordinance; the proposal complies with all setbacks of the O-R Office Research District. In addition, the use is accessory to the existing office and research use, and is therefore, permitted.

Gift of Hope: Class I Site Plan Approval

Section 14.13(2)(a) of the Zoning Ordinance requires Class I Site Plan Review, which triggers Plan Commission review, prior to the issuance of a Zoning Certificate for any new construction or expansion in the O-R Office Research District.

The Zoning Certificate issued after Village Board approval of the request for Class I Site Plan approval certifies that the use, building, or structure complies with all regulations of the Zoning Ordinance.

Gift of Hope: Parking Synopsis

This 320 square foot addition will not add any additional employees or visitors. The facility will grow to a total of 78,105sf once the addition is in place.

The Zoning Ordinance requires that the total number of required parking spaces be calculated for all uses on a lot.

Section 12.05(2)(j) requires 3 parking spaces per 1,000 square feet of office area. The 71,414 square foot office will require a total of 215 parking spaces.

Section 12.05(3)(k) requires 1 parking space per 6,000 square feet of gross floor area for medical uses. The 6,691 square foot medical space will require 41 parking spaces.

A total of 256 parking spaces will be required by Code in order to accommodate both uses with the increased floor area of the addition; exactly 256 parking

spaces are provided in the new plan. Although the petitioner was able to meet the number of off-street parking spaces required by Code, it is useful to note that in all actuality, the utilization of those 256 parking spaces will likely be far less than what Code anticipates due to the less intensive use.

Gift of Hope: Landscape Synopsis

Class I Site Plan Review requires the preparation of a Landscape Plan, however the Zoning Ordinance makes no distinction between new and existing developments.

The subject property was developed as part of a campus by special use. The perimeter of the site is well landscaped with plantings that are relatively uniform throughout the development.

The internal islands within the Gift of Hope parking lot could use some landscaping maintenance and staff recommends that new planting materials be added where others have died or been damaged. This will be included in the staff recommended conditions of approval below.

Gift of Hope: Engineering Synopsis

Robinson Engineering has reviewed the proposal on behalf of the Village. Review comments prepared by Amy McKenna, PE, were provided on September 1, 2016. These comments were minor in nature and are included for your information.

It does not appear that the new addition will trigger a Post Construction Best Management Practice (PCBMP) water quality application, but additional new net impervious information will be required during final engineering.

TITAN ELECTRIC: PLANNING & ZONING ANALYSIS

There are no requests for relief from the bulk regulations of the Zoning Ordinance; the proposal complies with all setbacks of the O-R Office Research District. In addition, off-street parking is a permitted use.

Titan Electric: Class I Site Plan Approval

Section 14.13(2)(a) of the Zoning Ordinance requires Class I Site Plan Review, which triggers Plan Commission review, prior to the issuance of a Zoning Certificate for any new construction or expansion in the O-R Office Research District.

The Zoning Certificate issued after Village Board approval of the request for Class I Site Plan approval certifies that the use, building, or structure complies with all regulations of the Zoning Ordinance.

Although there are no concerns with the parking lot itself, one important matter should be noted for the record. In 2010, the Village Board took action to work with the property owners to obtain an easement for a sanitary force main.

Titan Electric's new parking lot will require an expansion of the existing BMP area on their property in order to tie in the new parking lot improvements to this stormwater system. This BMP is located to the west of their building just south of the proposed parking lot expansion.

The sanitary force main easement had been initially written so that the Village is responsible for all restoration of parking and landscaping placed above the force main, but now that the new parking lot will require work in the same location, Village legal counsel is reviewing how to best address the Village's ongoing responsibilities, while ensuring that the Village does not become liable for restoring the expanded BMP. This will be addressed in the staff recommended conditions of approval below.

Titan Electric: Parking Synopsis

The size of the existing building footprint is not changing at this time, however, there is a need for additional parking for employees and visitors. Currently, 35 parking spaces are available along the north façade of the building in the area of the entrance.

The acquisition of the Gift of Hope property will allow Titan to construct 36 additional parking spaces, for a total of 71 stalls.

Titan Electric: Landscape Synopsis

Currently, the location of the future parking lot consists of turf grass and no plantings of note. The proposed site plan did not include any new plant materials, which should be rectified with a landscaping plan providing a variety of trees, shrubs, grasses and flowers with seasonal interest.

The petitioner may choose to modify the parking lot plan to add islands similar to the Gift of Hope property, or achieve the spirit of this request by adding landscaping along the perimeter of the new parking lot.

Titan Electric: Fire Department Synopsis

The Itasca Fire Protection District has reviewed the plans. Review comments prepared by Bureau Director Leigh Fabbri, were provided on September 6, 2016 and are attached.

The District is requesting a turning radius exhibit. In addition, the parking lot must meet accessibility requirements pertaining to the minimum number of accessible parking spaces provided. These items will be incorporated into the staff recommended conditions of approval below.

Titan Electric: Engineering Synopsis

Robinson Engineering has reviewed the proposal on behalf of the Village. Review comments prepared by Amy McKenna, PE, were provided on September 12, 2016.

The principal comment pertains to the sanitary force main discussed in detail above. Comments were also provided with regard to the design of the PCBMP and sidewalks and a request was made for additional impervious area information.

These items will be incorporated into the staff recommended conditions of approval below.

SUMMARY

In case 16-015, Gift of Hope and Titan Electric jointly request the following before the Village of Itasca Plan Commission:

- D. Plat of subdivision to transfer a portion of property

In case 16-016, Gift of Hope requests the following before the Village of Itasca Plan Commission:

- A. Class I Site Plan Approval for site plan change to eliminate land banked parking and construct a minor building addition

Staff has reviewed the application and finds that it is generally compliant with Class I Site Plan Approval, provided that a response to the staff recommended conditions of approval is included at the time of permit application and approved prior to permit issuance.

In case 16-017, Titan Electric requests the following before the Village of Itasca Plan Commission:

- A. Class I Site Plan Approval for site plan change for a surface parking lot expansion

Staff has reviewed the application and finds that it is generally compliant with Class I Site Plan Approval, provided that a response to the staff recommended conditions of approval is included at the time of permit application and approved prior to permit issuance.

SUBDIVISION: STAFF RECOMMENDED CONDITIONS OF APPROVAL

1. Approval is subject to final engineering
2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, State and Federal accessibility requirements, and the DuPage County Stormwater Ordinance
3. The plat of subdivision must be revised to incorporate the appropriate signature panels

GIFT OF HOPE: STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be placed upon any favorable recommendation by the Plan Commission:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in the memo from Amy S. McKenna, PE, Robinson Engineering dated September 1, 2016. Additional impervious area information is requested at permit submittal.
2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, State and Federal accessibility requirements, and the DuPage County Stormwater Ordinance in place at the time of permit application.
3. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
4. Provide photometric plan if new lighting will be added as a result of the addition.
5. The petitioner shall restore the landscaped islands and replace other missing landscaping material prior to receiving a certificate of occupancy.

TITAN ELECTRIC: STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be placed upon any favorable recommendation by the Plan Commission:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memo from Amy S. McKenna, PE, Robinson Engineering dated September 12, 2016. Additional impervious area information is required at permit submittal. The sanitary force main easement language must be revised and the easement recorded.
 2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016. Evidence of adequate parking is required at permit submittal.
 3. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, State and Federal accessibility requirements, and the DuPage County Stormwater Ordinance in place at the time of permit application.
 4. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
 5. Provide photometric plan at the time of permit submittal.
-

DOCUMENTS ATTACHED

1. Gift of Hope and Titan Electric Petition for Subdivision, dated July 27, 2016.
2. Gift of Hope Petition for Class I Site Plan Review, signed July 15, 2016.
3. Titan Electric Petition for Class I Site Plan Review, signed July 27, 2016.
4. Letter from Titan Electric/Route 83 LLC attorney Marshall J. Subach, dated July 28, 2016.
5. Gift of Hope ALTA/ACSM Land Title Survey prepared by V3, revised April 2, 2005.
6. Gift of Hope addition site plan and elevations, prepared by KTG, dated July 28, 2016.
7. Titan Electric ALTA/ACSM Land Title Survey prepared by James M. Ellman, Ltd., dated January 25, 2013.
8. Titan Electric ALTA/ACSM Land Title Survey (unsigned, to indicate parcel to be acquired), prepared by Manhard Consulting, dated June 2, 2016.
9. Titan Electric Final Plat of Subdivision, prepared by Manhard Consulting, dated July 27, 2016.
10. Titan Electric Parking Expansion Plans by Manhard Consulting, dated July 24, 2016.

PETITION FOR SUBDIVISION

VILLAGE OF ITASCA PLAN COMMISSION
Community Development Department
111 Line Street
Itasca, IL 60143
(630) 773-5568
Fax: (630) 773-0852

FOR OFFICE USE ONLY	
Plan Commission	
Public Hearing	
Remarks	
Fee	

DATE 07 / 27 / 16

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property 425 Spring Lake Drive, Itasca, IL 60143
 Proposed Use Parking Lot Subdivision Name Titan Electric Subdivision
 Existing Use Vacant land/banked parking Existing Zoning OR
 All P.I.N. #'s 03-07-301-010; 012 Number of Acres 1.4 Lot Size 104 X 350 approx.
 Attach preliminary plat of subdivision with legal description

THE LEGAL TITLEHOLDER MUST SIGN THIS PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the beneficiaries to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

Owner's Name(s) Gift of Hope Organ & Tissue Donation Network
 Address(es) 425 Spring Lake Drive Phone 312-902-5428
Itasca, IL 60143 Fax 312-902-1061

Petitioner(s) Elmhurst 83, LLC
 Address(es) 1050 Spring Lake Drive Phone 630-530-4422
Itasca, IL 60143 Fax 630-530-4622

Agent or Attorney Information
 Name Marshall Subach
 Firm Hunt, Aranda & Subach, Ltd.
 Address 1035 S. York Road
Bensenville, IL 60106
 Phone 630-860-7800

Site Planner or Engineer
 Name Maureen Egan
 Firm Manhard Consulting, Ltd.
 Address 700 Springer Drive
Lombard, IL 60148
 Phone 630-925-1118

I/WE Gift of Hope Organ & Tissue Donor Network DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH

Signature [Handwritten Signature] Date 7/27/16

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 27th DAY OF JULY, 2016

[Handwritten Signature]
NOTARY PUBLIC



Subdivision co-application

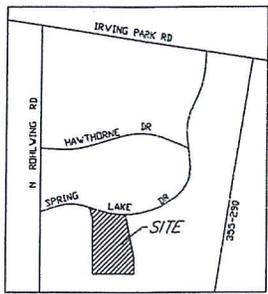
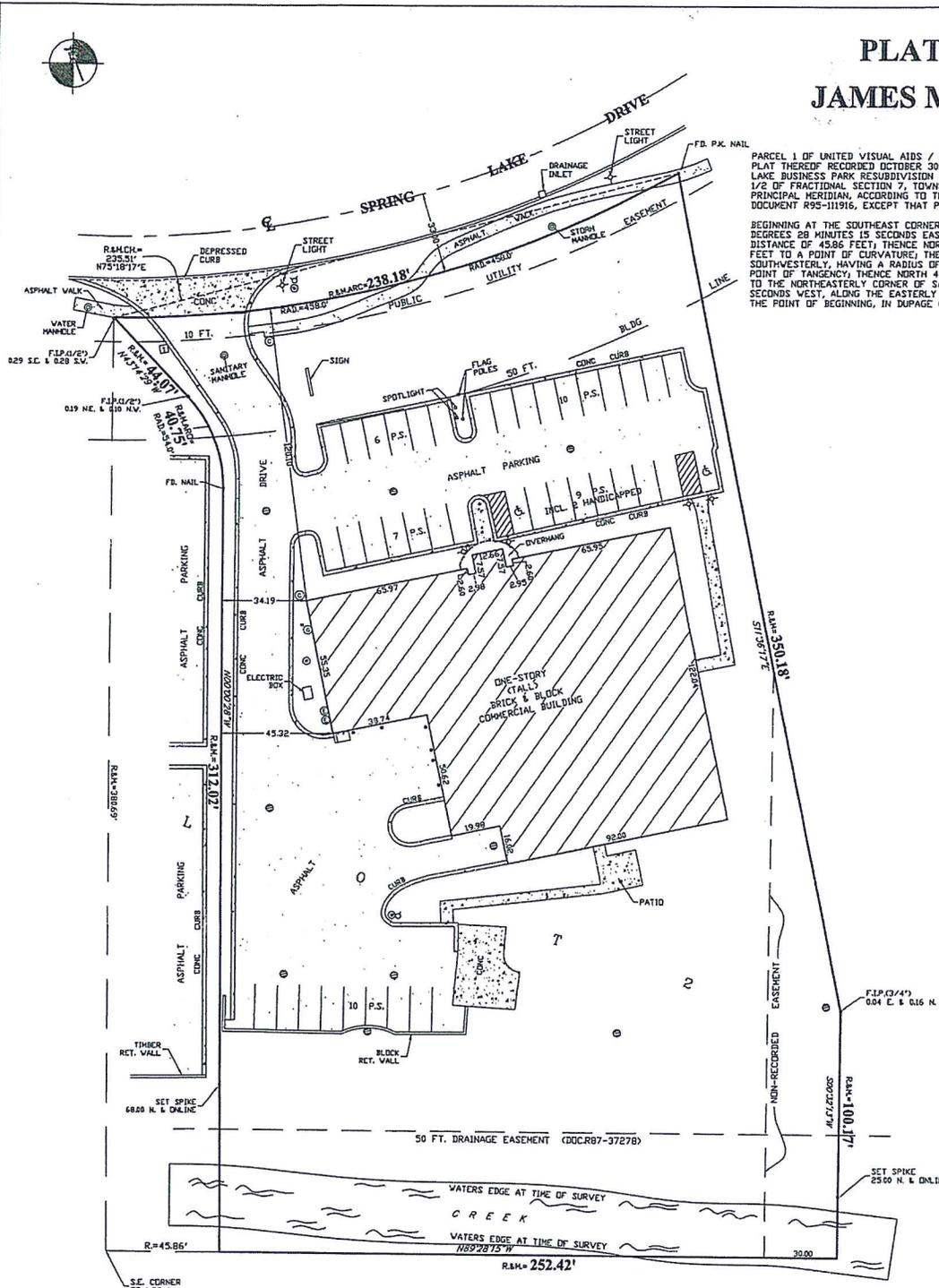
Subdivision co-application

PLAT OF SURVEY

-BY-
JAMES M. ELLMAN LTD.
OF

PARCEL 1 OF UNITED VISUAL AIDS / SPRING LAKE ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1997 AS DOCUMENT R97-165916 OF LOT 2 IN SPRING LAKE BUSINESS PARK RESUBDIVISION NO. 10, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 7, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1995 AS DOCUMENT R95-111916, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 28 MINUTES 15 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 45.86 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 312.02 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5400 FEET, AN ARC LENGTH OF 40.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 42 DEGREES 14 MINUTES 29 SECONDS WEST, 440.7 FEET TO THE NORTHEASTLY CORNER OF SAID LOT 1; THENCE SOUTH 60 DEGREES 08 MINUTES 40 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 380.69 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



LOCATION MAP
(NOT TO SCALE)

- LEGEND**
- +— METAL GUARD RAIL
 - +— DEPRESSED CONC. CURB
 - +— CONC. CURB
 - D/CV- OVERHEAD WIRES
 - EDGE OF PAVEMENT
 - +— METAL RAILING
 - +— STRIPED PARKING
 - +— CHAINLINK FENCE
 - ⊙ WATER VALVE
 - ⊙ MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ INLET
 - ⊙ FIRE HYDRANT/ AUX. VALVE
 - ⊙ VALVE VAULT
 - ⊙ VALVE BOX
 - ⊙ ELECTRIC METER
 - ⊙ TELEPHONE MANHOLE
 - ⊙ POWER POLE
 - ⊙ LIGHT STANDARD
 - ⊙ SIGN
 - ⊙ GAS VALVE
 - ⊙ CONCRETE CULVERT
 - ⊙ GAS VALVE & METER
 - ⊙ TELEPHONE BOX
 - ⊙ METAL & CONC GUARD POST
 - G/R METAL GUARD RAIL
 - ⊙ CABLE BOX
 - P.S. = PARKING SPACES

ALTA/ACSM LAND TITLE SURVEY

TO: UNITED VISUAL AIDS, INC., CHICAGO TITLE INSURANCE CO., VELBIC, LLC, AND FIRST HERIT BANK

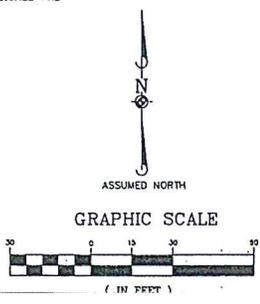
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 7(a), 7(b)(1), 8, 9, 11(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 19, 2013.

DATE: JANUARY 25, 2013
James M. Ellman
 JAMES M. ELLMAN
 LICENSE NUMBER 035002159

Ordered by: PLUYHERT, MACDONALD & HARGROVE, LTD.
 Order No: 130106
 Base Scale: 1 inch = 30 feet
 Date: JANUARY 25, 2013 REVISED LEGAL JANUARY 30, 2012
 Address: 1050 SPRING LAKE DRIVE
ITASCA, IL

*COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.
 DO NOT SCALE DIMENSIONS FROM THIS PLAT.

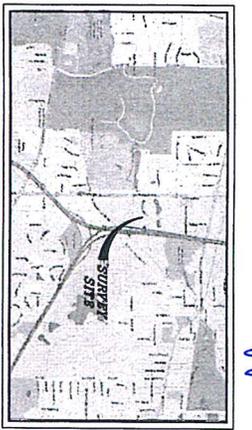
281 WARWICK LANE
 LAKE IN THE HILLS, IL 60156
 PHONE: (847) 253-6566
 FAX: (847) 669-8849



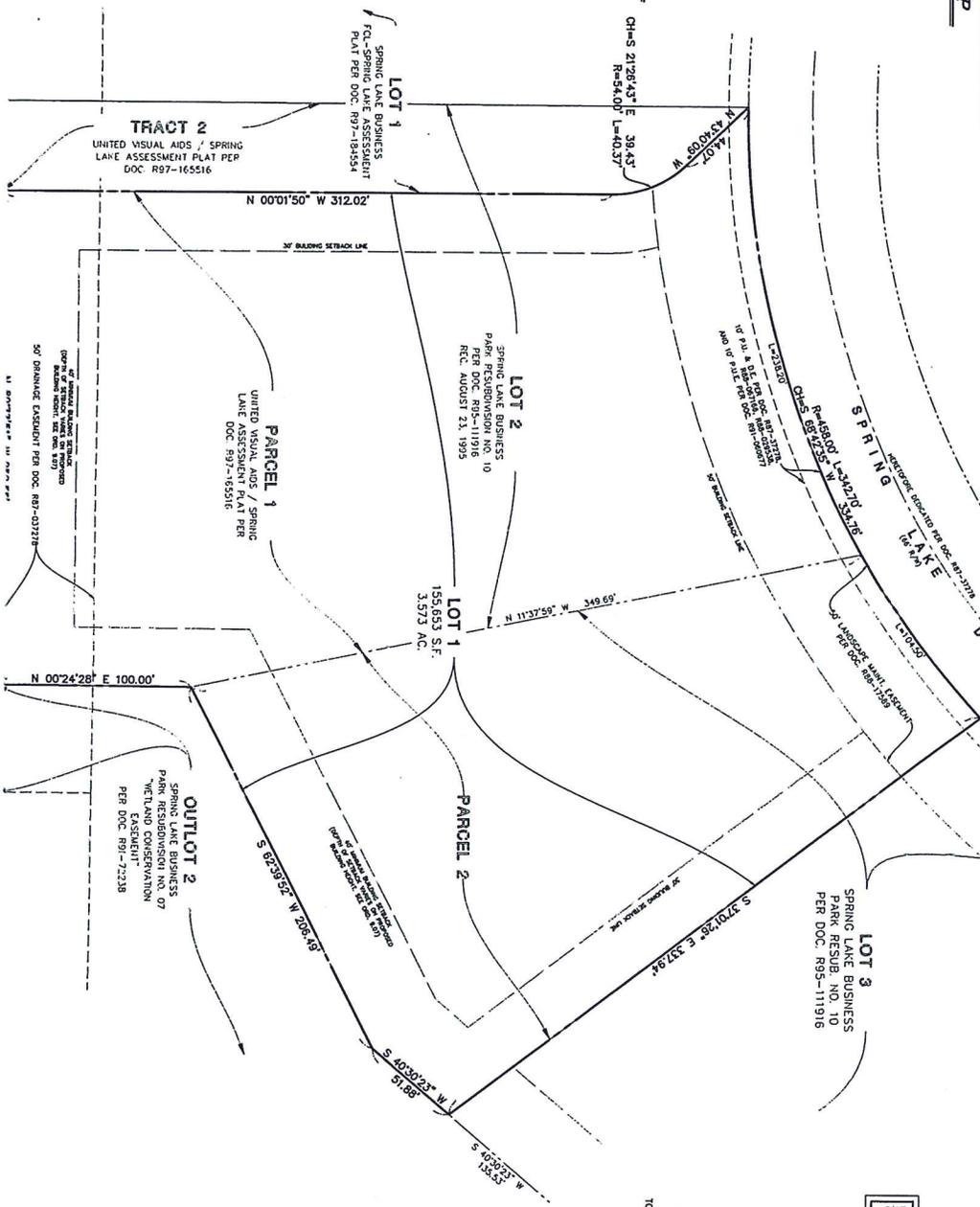
- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT 68 DEGREES FAHRENHEIT.
- REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
- PLAT IS NOT VALID WITHOUT EMBOSSED SEAL.
- TAX NUMBER: 03-07-301-012

SUPERVISOR CO-application

TITAN ELECTRIC FINAL PLAT OF RE-SUBDIVISION



LOCATION MAP
NOT TO SCALE

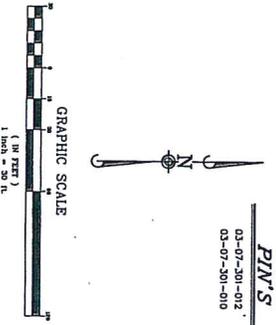


LEGAL DESCRIPTION

PARCEL 1 IN THE SPRING LAKE BUSINESS PARK RE-SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 10 WEST, COUNTY OF ILLINOIS, AS SHOWN ON THE PLAT RECORDED UNDER RECORD NO. 89-11916, PER DOC. 89-11916, REC. AUGUST 21, 1995, IN THE COUNTY OF ILLINOIS, AS FOLLOWS: R5-11916, W. COOPER COUNTY, ILLINOIS.

BEING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 11 DEGREES 37 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 349.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 24 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 51.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 01 MINUTE 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 337.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 51.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 01 MINUTE 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 337.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 51.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 01 MINUTE 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 337.04 FEET TO THE POINT OF BEGINNING.

PIN'S
03-07-201-012
03-07-201-010



SURVEY PREPARED FOR
TITAN ELECTRIC
1050 SPRING LAKE DRIVE
ITASCA, IL 60143

PROPERTY AREA
PARCEL 1 AREA = 94,305 SQUARE FEET (2.154 ACRES)
PARCEL 2 AREA = 61,316 SQUARE FEET (1.408 ACRES)
TOTAL AREA (LOT 1) = 155,621 SQUARE FEET (3.573 ACRES)

TITAN ELECTRIC RE-SUBDIVISION			<p>700 Springer Drive, Lombard, IL 60148 ph.630.881.8500 h.630.661.8588 manhard.com Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers</p>
1050 SPRING LAKE DR., ITASCA, IL			
FINAL PLAT OF RE-SUBDIVISION			

Gift of Hope SD

PETITION - ~~Site Plan (Revised)~~ - (Addition)

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: _____

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 425 Spring Lake Dr., Itasca IL 60143

Owner(s) of Property: ~~Gift of Hope Organ & Tissue Donor Network~~

Petitioner(s) (if other than owners): _____

Existing Use: OFFICE Zoning: _____

P.I.N. #(s): 03-07-301-010-0000 Lot Size (sq. ft.): 7,119

Please answer the following questions (you may attached additional sheets if needed):
1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.

N/A

2.) Generally state the purpose and reasons for which ^{the site plan change} ~~the variance(s) is/are~~ sought.

Additional cooling system needed
due to increased activity.

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

N/A

Gift of Hope SP

4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.

N/A

5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.

N/A

6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.

N/A

Owner's Name(s): Gift of Hope Organ & Tissue Donor Network

Address: 425 Spring Lake Dr. Phone: 630-758-2611
Hasca, IL 60143 Email: r.raspopovich@giftofhope.org

Petitioner's Name(s): Ross Raspopovich

Address(es): _____ Phone: _____
 _____ Email: _____

Agent or Attorney (if applicable) Site Planner or Engineer (if applicable)

Name: _____ Name: David Kennedy

Firm: _____ Firm: KTGY Group, Inc

Address: _____ Address: 343 W. Erie St
220, Chgo IL 60654

Phone: _____ Phone: 312-549-4900

Email: _____ Email: d.kennedy@ktgy.com

Gift of Hope SR

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

IWE Gift of Hope Organ & Tissue Donor Network DO HEREBY CERTIFY OR AFFIRM THAT IWE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature:

[Handwritten Signature] -CFO

Date:

7/15/2016

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 15th DAY OF JULY, 2016

[Handwritten Signature]
NOTARY PUBLIC





Municipal Expertise. Community Commitment.

TO: Shannon Malik, AICP, Planner III
FROM: Amy S. McKenna, PE, CFM, Consulting Engineer
DATE: September 1, 2016
RE: Gift of Hope Building Addition – Plan Commission Site Plan Review
Engineering Review

We have received the Architectural Site Plan and Elevations prepared by KTG Architecture and Planning, dated 7/28/16. Based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns as they relate to the civil engineering-related items:

1. The proposed building adds a small amount of impervious area to the site; please include a calculation of the net new impervious area on the Site Improvement Plan. We do not anticipate that the net new impervious area is large enough to require Post-Construction Best Management Practice (PCBMP) measures per the DuPage County Countywide Stormwater and Flood Plain Ordinance, but the Village does want a record of the impervious area with all additions. At such time that the cumulative building or parking additions since the effective date of that ordinance in 2008 exceed 2,500 square feet of area, PCBMP measures will be required for all impervious area installed since that date.
2. Are any new utility services or site lighting proposed for the proposed building addition?
3. There is an existing car charging station near the proposed building addition, and it appears that this building is replacing the parking area adjacent to this charging station. Is the charging station being relocated?

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

Please note that this review does not include all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.

Should you have any questions or concerns, please do not hesitate to contact me at 815-412-2714 or amckenna@reltd.com.

Gift of Hope SP



**ITASCA FIRE PROTECTION DISTRICT NO. 1
520 W. IRVING PARK ROAD, ITASCA, IL 60143**

**James F. Burke, Jr.
Fire Chief**

Administration: 630-773-1223
Fire Prevention: 630-773-1240
Fax: 630-773-3381

gift of hope sr

September 6, 2016

To: Ms. Shannon Malik

From: Leigh Fabbri, Director
Bureau of Fire Prevention

Subject: Titan Electric
1050 Spring Lake Drive
Proposed Parking Lot Extension

On behalf of the Itasca Community Development Department and the Itasca Fire Protection District, I request inclusion of the following conditions to approval of the parking lot extension:

- The application will need to provide a turning radius exhibit using the information attached for the fire engine
- Based on the number of parking spaces on the plan, three (3) accessible parking spaces are required for the existing parking on the east side and the new parking lot. The accessible parking spaces must be the closest spaces to the accessible entrance.

Please let me know if you have any questions.

Sincerely,



Municipal Expertise. Community Commitment.

TO: Shannon Malik, AICP, Planner III
FROM: Amy S. McKenna, PE, CFM, Consulting Engineer
DATE: September 12, 2016
RE: Titan Electric Parking Lot Addition and Resubdivision
Engineering Review for Plan Commission

Gift of Hope SR

We have received the following items:

- ALTA/NSPS Land Title Survey prepared by Manhard Consulting, dated 5/2016
- Titan Electric Final Plat of Subdivision prepared by Manhard Consulting, dated 7/27/16
- Engineering Plans for Proposed Improvements for Titan Electric Parking Expansion prepared by Manhard Consulting, dated 7/24/16

Based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns as they relate to the civil engineering-related items:

1. As noted on the engineering plans, there is an existing 8" sanitary force main running through the proposed parking lot and BMP area. Per Village records, there is an unrecorded easement on the Titan Electric and Gift of Hope properties for this force main. Since the force main is beneath the proposed BMP area, the Village will ask for easement language stating that the property owner will restore the BMP area in the event that maintenance of the force main disturbs the BMP area.
2. The proposed PCBMP design should ensure that there is a minimum of 5 feet of depth between the bottom of the PCBMP and the invert of the force main.
3. Sidewalk should consist of a minimum of 5 inches of PCC on 4 inches of aggregate base course.
4. The applicant should include a calculation of the net new impervious area on the engineering plans and the corresponding required PCBMP volume. A Stormwater Certification will be required for the project, and a stormwater submittal will be required at the time of permit, to be reviewed by the Village as long as all work is occurring outside of the floodplain.
5. Show any new site lighting on the engineering plans.

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

Please note that this review does not include all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.

Should you have any questions or concerns, please do not hesitate to contact me at 815-412-2714 or amckenna@reltd.com.



KTGY
 Architecture + Planning
 343 W Erie Suite #220
 Chicago, IL 60654
 ktgy.com
 312.549.4900

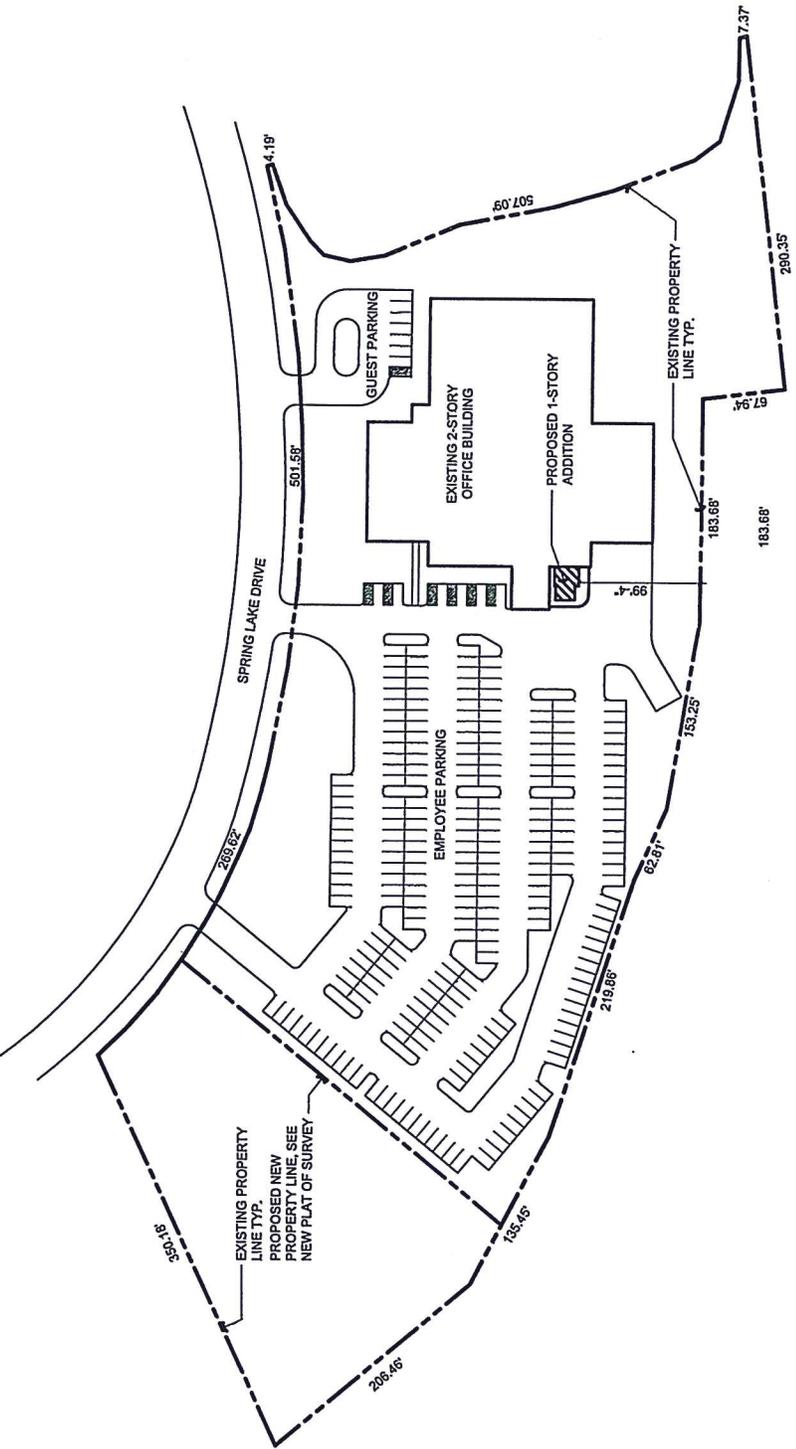
KTGY Project No: 160300

GIFT OF HOPE ORGAN AND TISSUE DONOR NETWORK
PROPOSED BUILDING ADDITION

SHEET NO: 01
 SCALE: AS NOTED

DATE: 07.28.2016

Gift of Hope SR



PARKING RATIO (ITASCA ZONING ORDINANCE SECTION 12)	
OFFICE (3 PER 1000 SF)	(71,414 / 1,000) * 3 = 215 SPACES
MEDICAL (6 PER 1000 SF)	(6,691 / 1,000) * 6 = 41 SPACES
TOTAL	256 SPACES
PARKING PROVIDED	EXISTING 256 SPACES (6 HC)

ADDITIONAL 320 SF OF OCCUPIED SPACE ADDED WITH NEW ADDITION



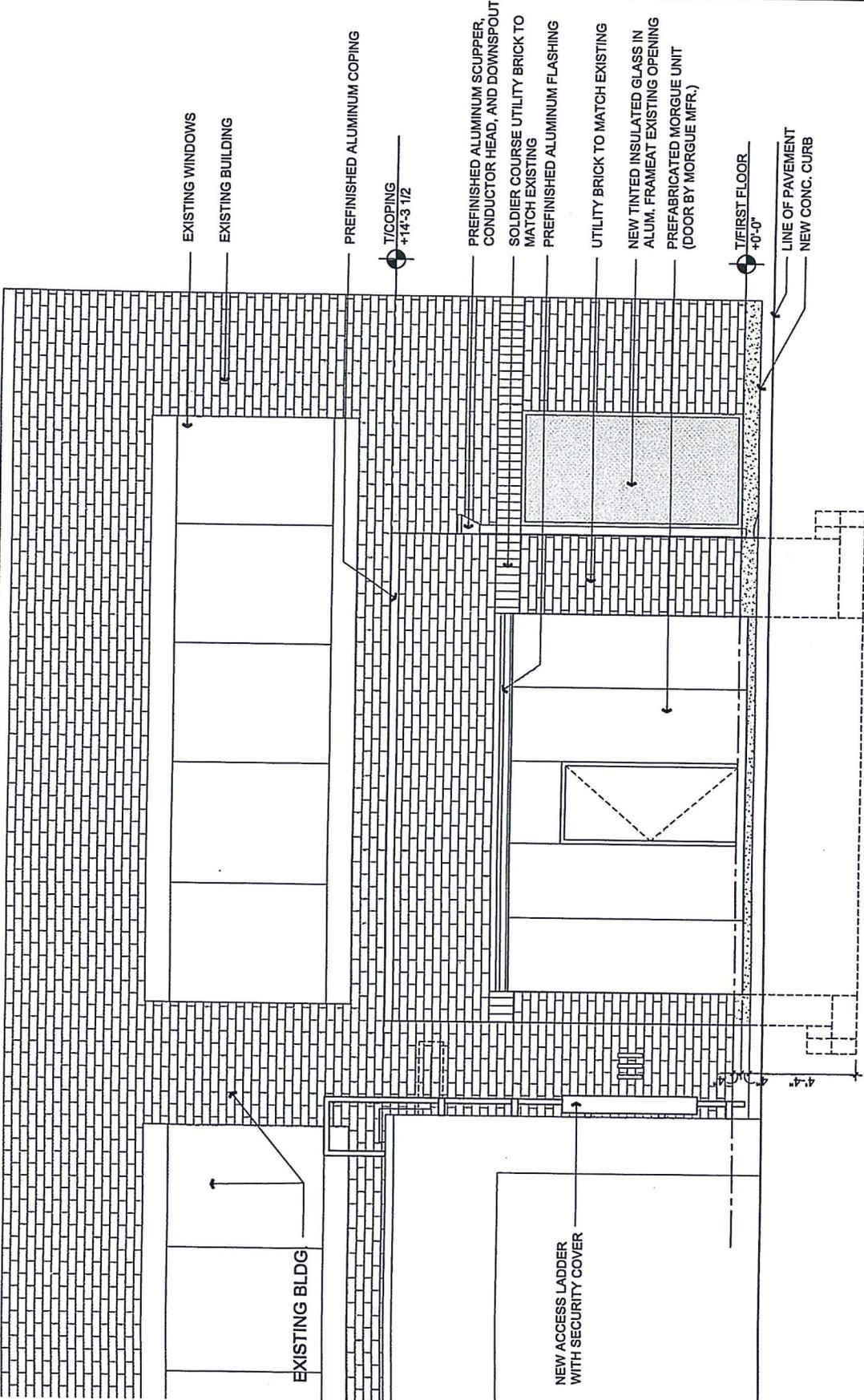
KTGY
Architecture + Planning
 343 W Erie St, Suite #220
 Chicago, IL 60654
 ktgy.com
 312.549.4900

KTGY Project No: 160300

GIFT OF HOPE ORGAN AND TISSUE DONOR NETWORK

DATE: 07.28.2016
 SHEET NO: 02
 SCALE: AS NOTED

gift of hope s/r



SOUTH ELEVATION AT MORGUE

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

1

COPYRIGHT ©



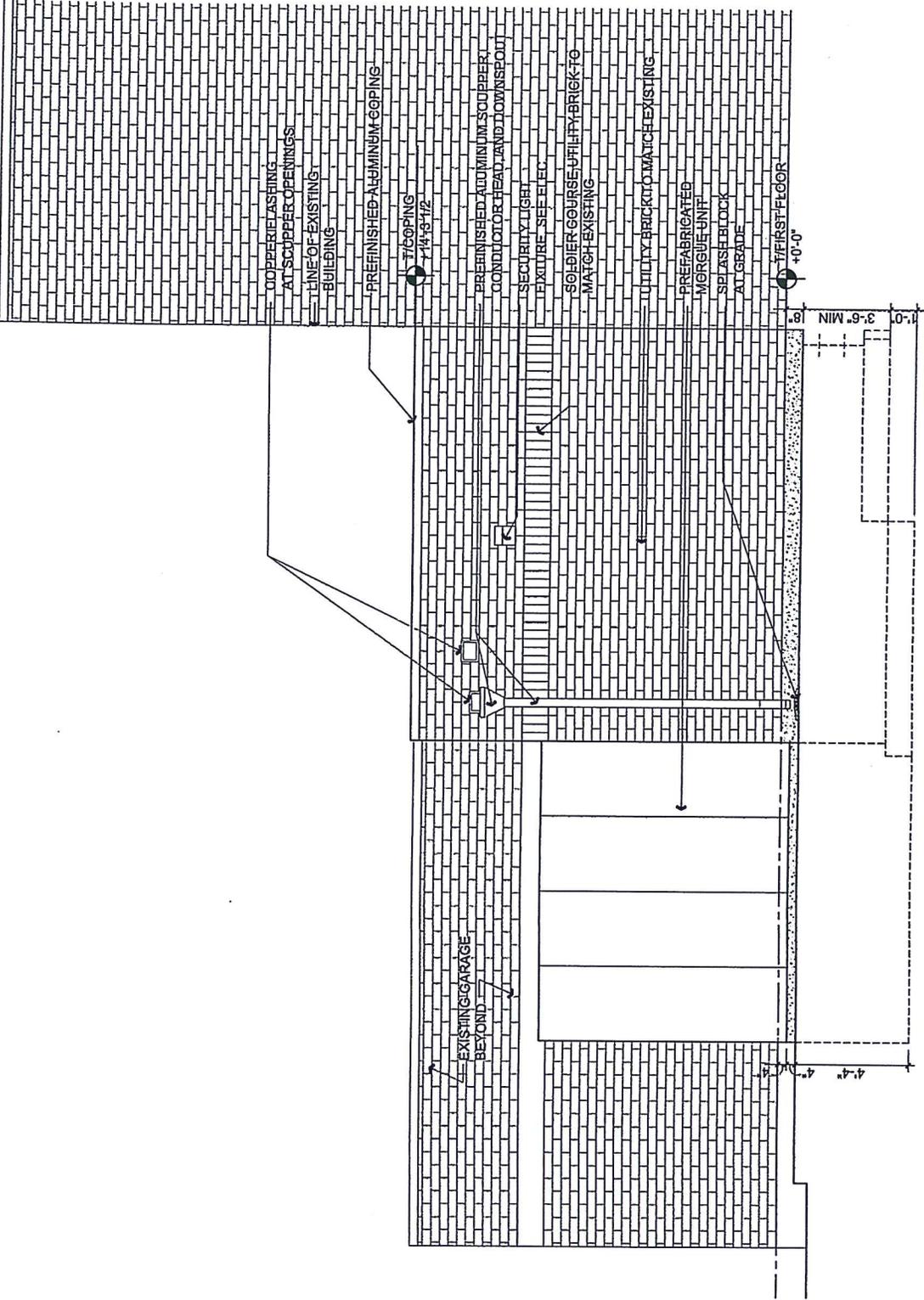
Architecture + Planning
 343 W Erie St Suite #220
 Chicago, IL 60654
 ktgy.com
 312.549.4900

KTGY Project No: 160300

GIFT OF HOPE ORGAN AND TISSUE DONOR NETWORK
 PROPOSED BUILDING ADDITION
 DATE: 07.28.2016

SHEET NO: 03
 SCALE: AS NOTED

Gift of Hope SP



EAST ELEVATION AT MORGUE

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

1

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Architecture + Planning
 343 W Erie Suite #220
 Chicago, IL 60654
 ktgy.com
 312.549.4900

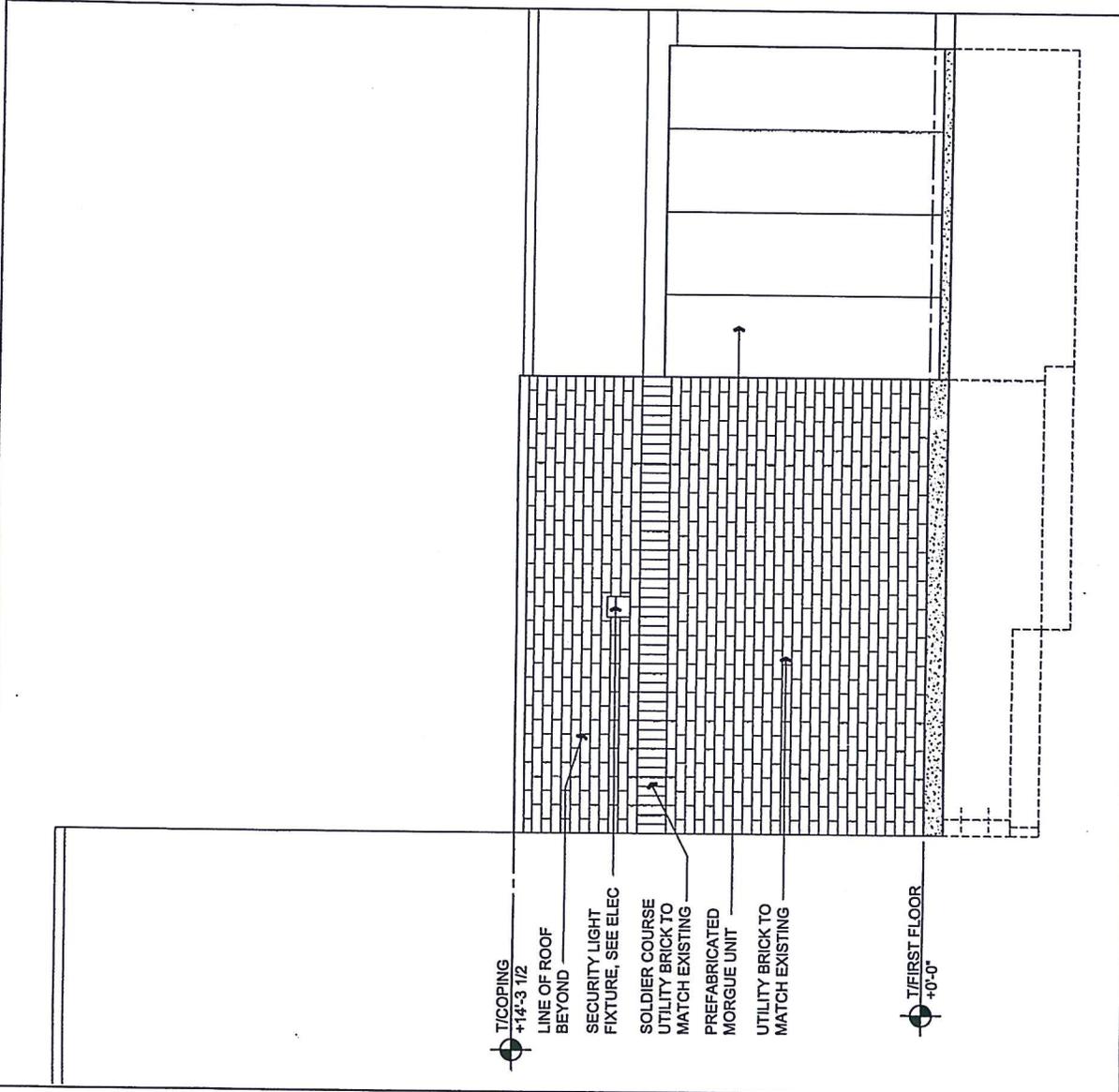
KTGY Project No: 160300

GIFT OF HOPE ORGAN AND TISSUE DONOR NETWORK
 PROPOSED BUILDING ADDITION

SHEET NO: 04
 SCALE: AS NOTED

DATE: 07.28.2016

Gift of Hope SP



WEST ELEVATION AT MORGUE
 SCALE: 1/4" = 1'-0"
 1
 COPYRIGHT ©

Titan SP

PETITION FOR VARIANCE Site Plan Review

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: _____

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 425 Spring Lake Drive, Itasca, Illinois, 60143

Owner(s) of Property: Gift of Hope Organ & Tissue Donation Network

Petitioner(s) (if other than owners): Elmhurst 83, LLC (Titan Electric)

Existing Use: Vacant land/banked parking Zoning: O-R

P.I.N. #(s): 03-07-301-010; 03-07-301-012 Lot Size (sq. ft.): 61,348

Please answer the following questions (you may attached additional sheets if needed):

1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.
N/A

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.
N/A

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.
N/A

4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.
N/A

5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.
N/A

6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.
N/A

Owner's Name(s): Gift of Hope Organ & Tissue Donation Network

Address: 425 Spring Lake Drive Phone: (312) 902-5428
Itasca, IL 60143 Email: thomas.mcfadden@kattenlaw.com

Petitioner's Name(s): Elmhurst 83, LLC

Address(es): 1050 Spring Lake Road Phone: (630) 530-4422
Itasca, IL 60143 Email: ajs2@titan-elec.com

Agent or Attorney (if applicable)	Site Planner or Engineer (if applicable)
Name: <u>Marshall Subach</u>	Name: <u>Maureen Egan</u>
Firm: <u>Hunt, Aranda & Subach, Ltd.</u>	Firm: <u>Manhard Consulting, Ltd.</u>
Address: <u>1035 S. York Road</u>	Address: <u>700 Springer Drive</u>
<u>Bensenville, IL 60106</u>	<u>Lombard, IL 60148</u>
Phone: <u>630-860-7800</u>	Phone: <u>630-925-1118</u>
Email: <u>mjsubach@7800law.com</u>	Email: <u>meganc@manhard.com</u>

Titan SP

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE ELMHURST 83 LLC DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature: [Signature] Date: 7/27/16

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 27th DAY OF JULY, 2016

[Signature]
NOTARY PUBLIC



Hunt, Aranda & Subach, Ltd.

ATTORNEYS AT LAW

THOMAS CASEY HUNT
LOUIS B. ARANDA
MARSHALL J. SUBACH
STEPHEN SPIEGEL

1035 S. York Road
Bensenville, IL 60106
Phone 630-860-7800
Fax 630-860-8283
www.7800Law.com

Of Counsel

Daniel J. Kaiser
Mariam L. Hafezi Qualman
Brad S. Telander
Philip D. Blomberg

July 28, 2016

Shannon Malik
Planner III
Village of Itasca
550 West Irving Park Road
Itasca, IL 60143

RE: Our Client: Elmhurst 83, LLC
Property: 425 Spring Lake Drive, Itasca, IL 60143
Our File No.: 16-0362
Request: Site Plan and Subdivision Approval

Dear Ms. Malik:

Please be advised that my office represents Elmhurst 83, LLC. Please have this correspondence supplement the Site Plan and Subdivision Applications.

My client is under contract to purchase the vacant parcel from the adjoining property owner, Gift of Hope Organ & Tissue Donor Network. The common address of the vacant parcel is currently 425 Spring Lake Drive, Itasca, Illinois 60143. My client's property is located at 1050 Spring Lake Drive, Itasca, Illinois.

My client is seeking approval of its site plan as well as the subdivision approval for the subject property. My client's existing parcel is approximately 2.2 acres and the new parcel is approximately 1.4 acres.

In the way of background, the property at 1050 Spring Lake Drive, Itasca, Illinois is the corporate headquarters for Titan Electric. They moved to Itasca from Villa Park in 2014. Elmhurst 83, LLC is the entity that owns the real estate and has common ownership with Titan Electric.

Titan Electric is a commercial electrical contractor with approximately 60 employees working in Itasca and 350 union electricians all over Illinois. My client's primary work consists of commercial electrical contracting in the Chicago metropolitan area. My client is expanding their business and

Titan
SP

needs to convert some of the existing warehouse space at 1050 Spring Lake Drive into office space. The expansion of additional office space is going to require additional parking.

It is my understanding that this vacant parcel was "banked" for future expansion of Gift of Hope Organ & Tissue Donor Network parking lot. My clients proposed use will be the same as a parking lot.

The proposed development will include 36 parking stalls that will connect to my client's existing parking lot. The parking lot will meet all the required Village of Itasca Codes with respect to parking stall sizes, drive aisles, lighting and storm water management requirements.

Should you need any additional information my office, please do not hesitate to contact my office.

I thank you for your assistance and cooperation in this matter.

Very truly yours,



Marshall J. Subach
Hunt, Aranda & Subach, Ltd.

MJS/js

Tilman SP



Municipal Expertise. Community Commitment.

Titan SP

TO: Shannon Malik, AICP, Planner III
FROM: Amy S. McKenna, PE, CFM, Consulting Engineer
DATE: September 12, 2016
RE: Titan Electric Parking Lot Addition and Resubdivision
Engineering Review for Plan Commission

We have received the following items:

- ALTA/NSPS Land Title Survey prepared by Manhard Consulting, dated 5/2016
- Titan Electric Final Plat of Subdivision prepared by Manhard Consulting, dated 7/27/16
- Engineering Plans for Proposed Improvements for Titan Electric Parking Expansion prepared by Manhard Consulting, dated 7/24/16

Based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns as they relate to the civil engineering-related items:

1. As noted on the engineering plans, there is an existing 8" sanitary force main running through the proposed parking lot and BMP area. Per Village records, there is an unrecorded easement on the Titan Electric and Gift of Hope properties for this forcemain. Since the force main is beneath the proposed BMP area, the Village will ask for easement language stating that the property owner will restore the BMP area in the event that maintenance of the force main disturbs the BMP area.
2. The proposed PCBMP design should ensure that there is a minimum of 5 feet of depth between the bottom of the PCBMP and the invert of the force main.
3. Sidewalk should consist of a minimum of 5 inches of PCC on 4 inches of aggregate base course.
4. The applicant should include a calculation of the net new impervious area on the engineering plans and the corresponding required PCBMP volume. A Stormwater Certification will be required for the project, and a stormwater submittal will be required at the time of permit, to be reviewed by the Village as long as all work is occurring outside of the floodplain.
5. Show any new site lighting on the engineering plans.

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

Please note that this review does not include all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.

Should you have any questions or concerns, please do not hesitate to contact me at 815-412-2714 or amckenna@reltd.com.



ITASCA FIRE PROTECTION DISTRICT NO. 1
520 W. IRVING PARK ROAD, ITASCA, IL 60143

James F. Burke, Jr.
Fire Chief

Administration: 630-773-1223
Fire Prevention: 630-773-1240
Fax: 630-773-3381

Titan SD

September 6, 2016

To: Ms. Shannon Malik

From: Leigh Fabbri, Director
Bureau of Fire Prevention

Subject: Titan Electric
1050 Spring Lake Drive
Proposed Parking Lot Extension

On behalf of the Itasca Community Development Department and the Itasca Fire Protection District, I request inclusion of the following conditions to approval of the parking lot extension:

- The application will need to provide a turning radius exhibit using the information attached for the fire engine
- Based on the number of parking spaces on the plan, three (3) accessible parking spaces are required for the existing parking on the east side and the new parking lot. The accessible parking spaces must be the closest spaces to the accessible entrance.

Please let me know if you have any questions.

Sincerely,

Serving the Community Since 1909

TITAN SP

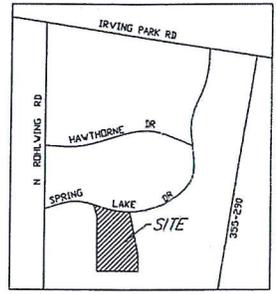
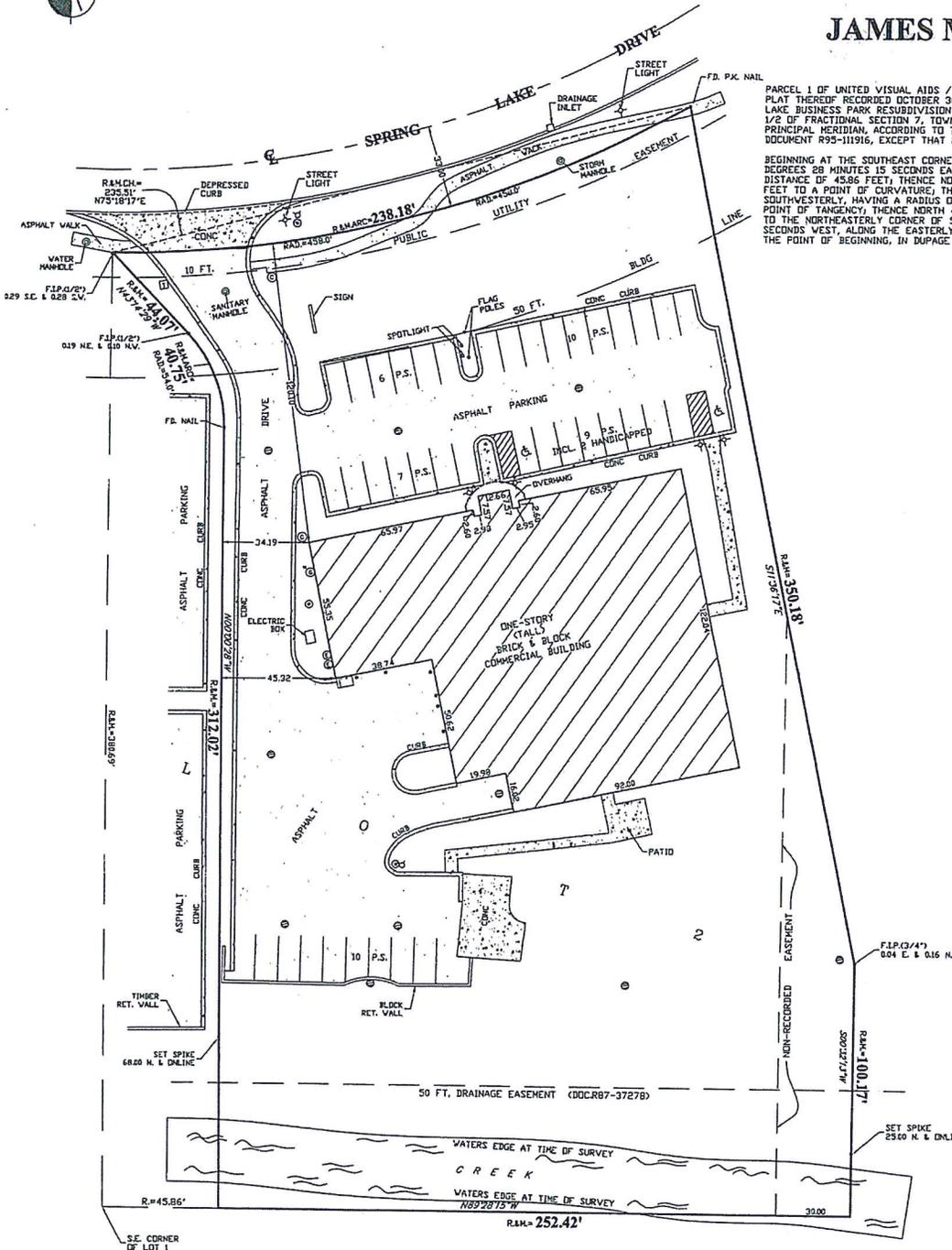
PLAT OF SURVEY

-BY-
JAMES M. ELLMAN LTD.

OF

PARCEL 1 OF UNITED VISUAL AIDS / SPRING LAKE ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1997 AS DOCUMENT R97-15516 OF LOT 2 IN SPRING LAKE BUSINESS PARK RESUBDIVISION NO. 10, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 7, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1995 AS DOCUMENT R95-11916, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION THENCE SOUTH 89 DEGREES 28 MINUTES 15 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 45.86 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 312.02 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 54.00 FEET, AN ARC LENGTH OF 48.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 43 DEGREES 14 MINUTES 29 SECONDS WEST, 44.07 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 60 DEGREES 08 MINUTES 40 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 380.69 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



LOCATION MAP
(NOT TO SCALE)

- LEGEND**
- = METAL GUARD RAIL
 - = DEPRESSED CONC. CURB
 - = CONC. CURB
 - = OVERHEAD WARES
 - = EDGE OF PAVEMENT
 - = METAL RAILING
 - = STRIPED PARKING
 - = CHAINLINK FENCE
 - = WATER VALVE
 - = MANHOLE
 - = CATCH BASIN
 - = INLET
 - = FIRE HYDRANT/ AUX. VALVE
 - = VALVE VAULT
 - = VALVE BOX
 - = ELECTRIC METER
 - = TELEPHONE MANHOLE
 - = POWER POLE
 - = LIGHT STANDARD
 - = SIGN
 - = GAS VALVE
 - = CONCRETE CULVERT
 - = GAS VALVE & METER
 - = TELEPHONE BOX
 - = METAL & CONC. GUARD POST
 - = METAL GUARD RAIL
 - = CABLE BOX
 - = P.S. = PARKING SPACES

ALTA/ACSM LAND TITLE SURVEY

TO: UNITED VISUAL AIDS, INC., CHICAGO TITLE INSURANCE CO., WELBIC, LLC. AND FIRST HERIT BANK.

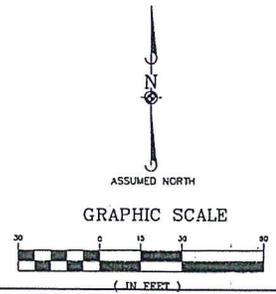
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 7(a), 7(b)(1), 8, 9, 11(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 19, 2013.

DATE: JANUARY 25, 2013
James M. Ellman JAMES M. ELLMAN
 LICENSE NUMBER 035.002159

Ordered by: PLUYMERT, MACDONALD & HARGROVE, LTD.
 Order No.: 130106
 Base Scale: 1 inch = 30 feet
 Date: JANUARY 25, 2013 REVISED LEGAL JANUARY 30, 2012
 Address: 1050 SPRING LAKE DRIVE
ITASCA, IL

*COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE. DO NOT SCALE DIMENSIONS FROM THIS PLAT. MAP MADE ONLY BY MEANS WITHIN PROFESSIONAL

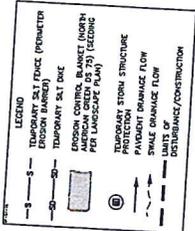
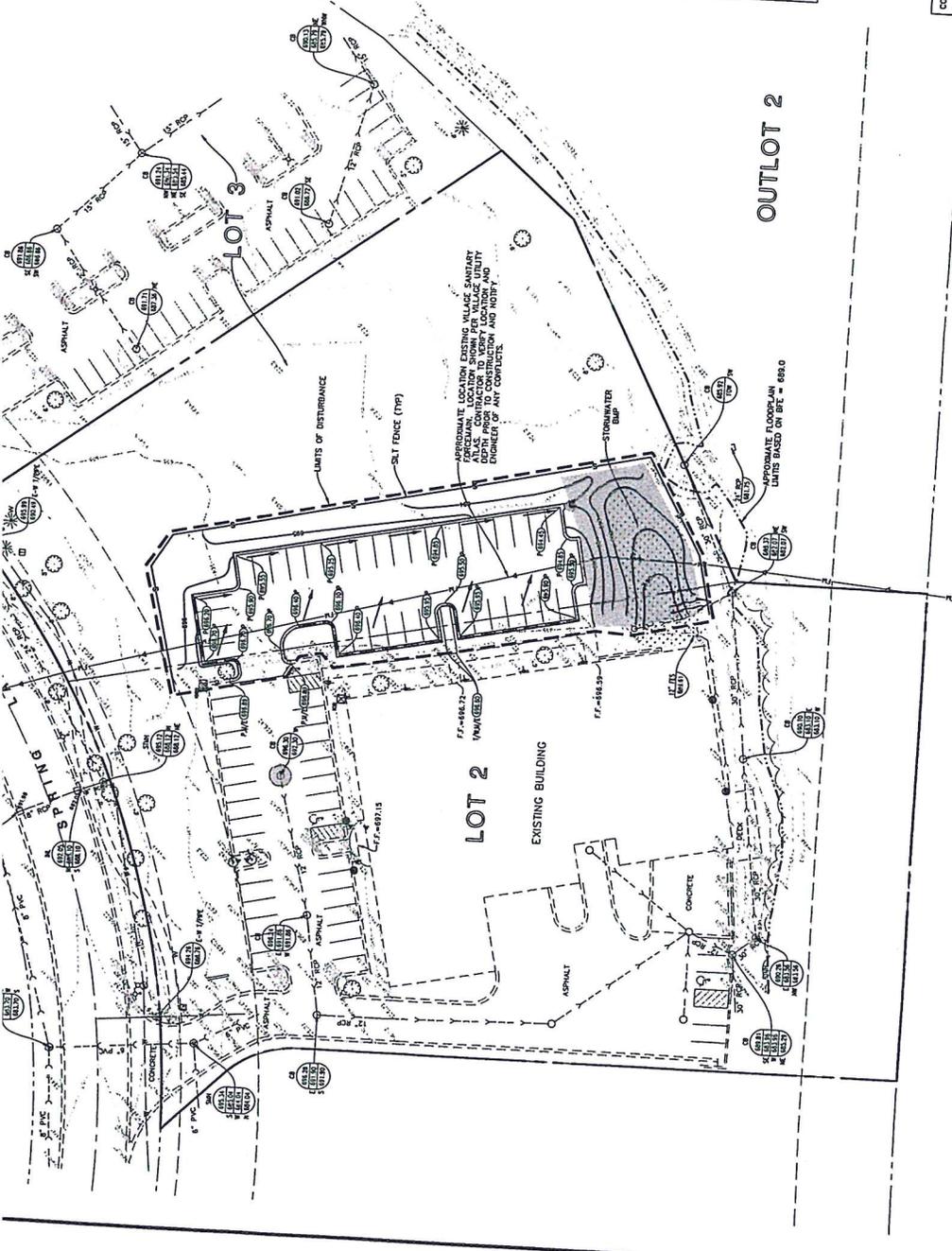
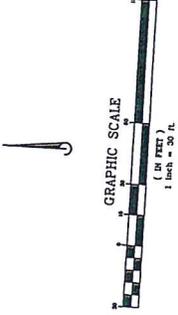
281 WARWICK LANE
 LAKE IN THE HILLS, IL 60156
 PHONE: (647) 253-6566
 FAX: (647) 692-8849



1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT 68 DEGREES FAHRENHEIT.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
4. PLAT IS NOT VALID WITHOUT EMBOSSED SEAL.
5. TAX NUMBER: 03-07-301-012

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGHOUT SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUAL OF PRACTICES FOR HIGHWAY DESIGN, LATEST EDITION.
3. ALL EXISTING GRADE SHALL BE CONSTRUCTED WITH A MINIMUM CROSS SLOPE OF 1% TO THE DRAINAGE DITCH OR DRAINAGE CURB.
4. ALL EXISTING GRADE AT PROPERTY LINES UNLESS NOTED OTHERWISE SHALL BE MAINTAINED.
5. CONTRACTOR SHALL REFER TO ALL EXISTING UTILITY RECORDS AND PLANS FOR ALL EXISTING UTILITIES AND SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT ALL UTILITIES AND SHALL CONTACT THE WORKING TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL CONTACT THE WORKING TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL CONTACT THE WORKING TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL CONTACT THE WORKING TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL CONTACT THE WORKING TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL CONTACT THE WORKING TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION.

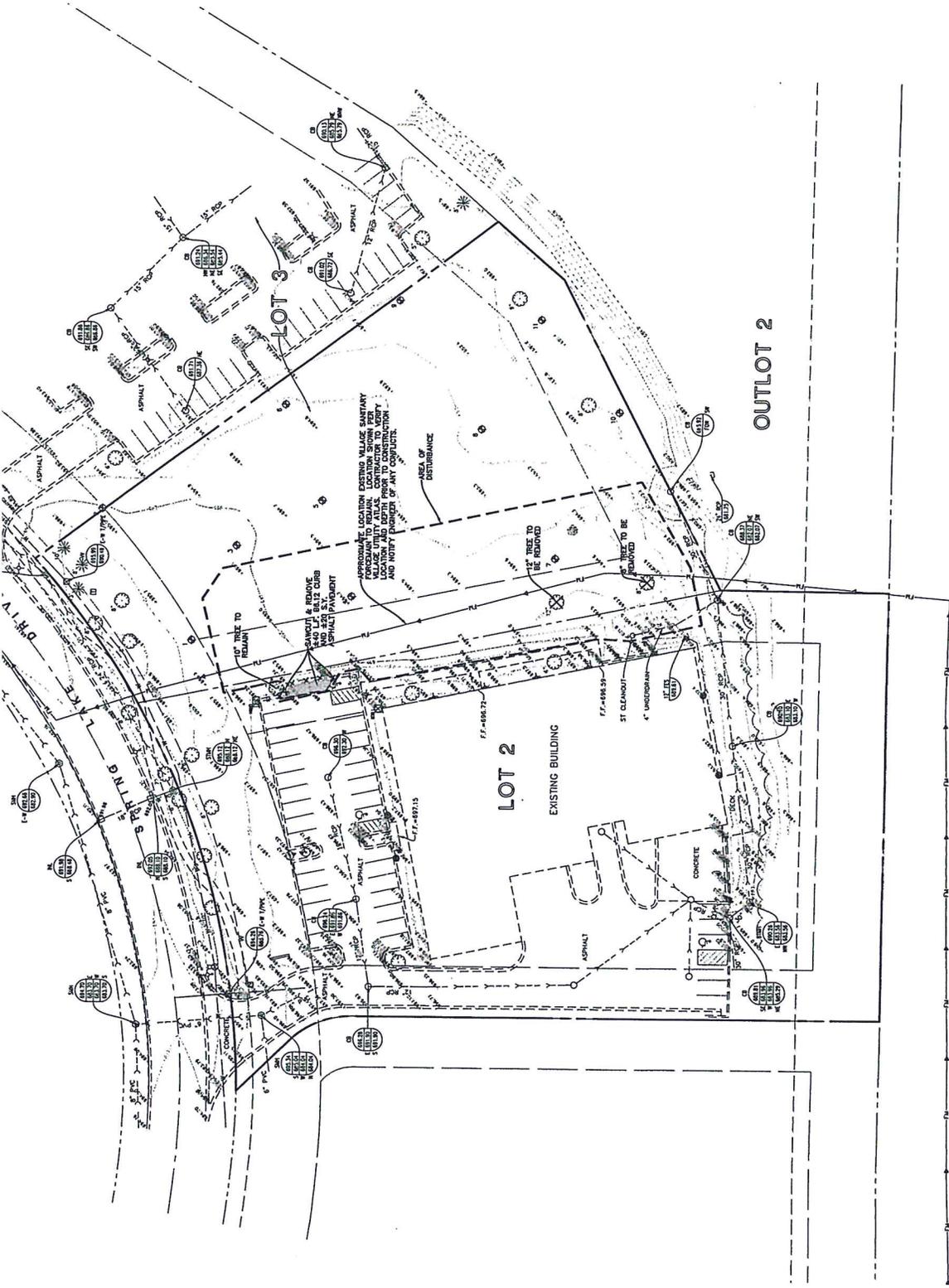
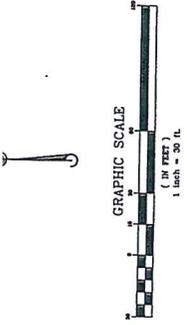
1. PRACTICES AND STRUCTURAL EROSION CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUAL OF PRACTICES FOR HIGHWAY DESIGN, LATEST EDITION.
2. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY RECORDS AND PLANS.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY RECORDS AND PLANS.
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14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY RECORDS AND PLANS.
15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY RECORDS AND PLANS.
16. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY RECORDS AND PLANS.



1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. COMPLETE STORMWATER MANAGEMENT FACILITIES TO PREVENT SEWAGE OVERFLOW.
4. COMPLETE TOPSOIL PLANT DRAINAGE.
5. DITCH AND FILL SITE TO PLAN SUB-GRADE.
6. SEWER, ETC. UNDERGROUND IMPROVEMENTS, I.e. STORM.
7. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
8. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
9. MEASURE AND RECORD EROSION AND SEDIMENT CONTROL STRUCTURES AS CONSTRUCTED.

OUTLET 2

Titan SP



DEMOLITION LEGEND

[Hatched Box]	PAVEMENT AND BASE TO BE REMOVED
---	SAWCUT LINE
x x x	FENCE, RETAINING WALL, BARBICIDE, PILES, CURB AND CUTTER, ETC. TO BE REMOVED
⊗	TREE TO BE REMOVED
(TBR)	TO BE REMOVED

EXISTING CONDITIONS NOTE:

- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS OBSERVED BY THE CONSULTANT. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS AND NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERETO IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES. THE CONSULTANT HAS CONDUCTED VISUAL SURVEYS AND INFORMATION IS BELIEVED TO BE RELIABLE. THE CONSULTANT'S LIABILITY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

Titan SP

ORDINANCE NO. 1821-16

**AN ORDINANCE APPROVING A CLASS I SITE PLAN FOR
425 SPRING LAKE DRIVE (GIFT OF HOPE)**

WHEREAS, the Gift of Hope Organ & Tissue Donation Network (hereinafter “Petitioner”) has filed a petition for a Class I Site Plan approval to eliminate land banked parking and construct a minor building addition at 425 Spring Lake Drive, Itasca, Illinois (hereinafter referred to as the “Subject Property”), which is currently zoned O-R Office Research District; and

WHEREAS, Petitioner has filed its petition and has submitted an application in support of its petition, said application is attached hereto as Exhibit A, and a public hearing was held by the Itasca Plan Commission on September 21, 2016, pursuant to public notice as required by law, with respect to Petitioner’s application; and

WHEREAS, the Itasca Plan Commission voted to recommend that the Village authorities grant the requested petition for Class I Site Plan approval to eliminate land banked parking and construct a minor building addition, subject to the following conditions:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in the memo from Amy S. McKenna, PE, Robinson Engineering dated September 1, 2016. Additional impervious area information is requested at permit submittal.
2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, State and Federal accessibility requirements, and the DuPage County Stormwater Ordinance in place at the time of permit application.
3. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
4. Provide photometric plan if new lighting will be added as a result of the addition.
5. The petitioner shall restore the landscaped islands and replace other missing landscaping material.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities hereby approve Petitioner’s Class I Site Plan, subject to the following conditions:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in the memo from Amy S. McKenna, PE, Robinson Engineering dated September 1, 2016. Additional impervious area information is requested at permit submittal.

2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, State and Federal accessibility requirements, and the DuPage County Stormwater Ordinance in place at the time of permit application.
3. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
4. Provide photometric plan if new lighting will be added as a result of the addition.
5. The petitioner shall restore the landscaped islands and replace other missing landscaping material.

SECTION TWO: All other aspects of the Subject Property are to be in compliance with all Village Ordinances, including but not limited to the Itasca Zoning Ordinance and the Building Code, unless otherwise modified by ordinance.

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

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

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this ____ day of October, 2016.

APPROVED:

Village President Jeffery J. Pruyn

ATTEST:

Village Clerk Melody J. Craven

ORDINANCE NO. 1822-16

**AN ORDINANCE APPROVING A CLASS I SITE PLAN FOR
1050 SPRING LAKE DRIVE (TITAN ELECTRIC/ELMHURST 83, LLC)**

WHEREAS, Titan Electric (Elmhurst 83, LLC) (hereinafter “Petitioner”) has filed a petition for a Class I Site Plan approval of a surface parking lot expansion at 1050 Spring Lake Drive, Itasca, Illinois (hereinafter referred to as the “Subject Property”), which is currently zoned O-R Office Research District; and

WHEREAS, Petitioner has filed its petition and has submitted an application in support of its petition, said application is attached hereto as Exhibit A, and a public hearing was held by the Itasca Plan Commission on September 21, 2016, pursuant to public notice as required by law, with respect to Petitioner’s application; and

WHEREAS, the Itasca Plan Commission voted to recommend that the Village authorities grant the requested petition for Class I Site Plan approval for a surface parking lot expansion, subject to the following conditions:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memo from Amy S. McKenna, PE, Robinson Engineering dated September 12, 2016. Additional impervious area information is required at permit submittal. The sanitary force main easement language must be revised and the easement recorded.
2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016. Evidence of adequate parking is required at permit submittal.
3. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, State and Federal accessibility requirements, and the DuPage County Stormwater Ordinance in place at the time of permit application.
4. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
5. Provide photometric plan at the time of permit submittal.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities hereby approve Petitioner’s Class I Site Plan, subject to the following conditions:

1. Approval is subject to final engineering. This includes adherence to Engineering review comments in memo from Amy S. McKenna, PE, Robinson Engineering dated September 12, 2016. Additional impervious area information is required at permit

submittal. The sanitary force main easement language must be revised and the easement recorded.

2. Adherence to Fire District review comments in memo from Leigh Fabbri, Itasca Fire Protection District No. 1, dated September 6, 2016. Evidence of adequate parking is required at permit submittal.
3. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, State and Federal accessibility requirements, and the DuPage County Stormwater Ordinance in place at the time of permit application.
4. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
5. Provide photometric plan at the time of permit submittal.

SECTION TWO: All other aspects of the Subject Property are to be in compliance with all Village Ordinances, including but not limited to the Itasca Zoning Ordinance and the Building Code, unless otherwise modified by ordinance.

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

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

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this ____ day of October, 2016.

APPROVED:

Village President Jeffery J. Pruyn

ATTEST:

Village Clerk Melody J. Craven

ORDINANCE NO. 1823-16

**AN ORDINANCE APPROVING A PLAT OF SUBDIVISION
FOR 425 AND 1050 SPRING LAKE DRIVE (GIFT OF HOPE & ELMHURST 83, LLC)**

WHEREAS, Elmhurst 83, LLC is under contract to purchase 1.4 acres (61,128 square feet) of vacant land from the adjoining property owner, Gift of Hope Organ & Tissue Donation Network, at 425 Spring Lake Drive, Itasca, Illinois, which is zoned O-R Office Research District (“Subject Property”); and

WHEREAS, Elmhurst 83, LLC and Gift of Hope Organ & Tissue Donation Network (collectively, the “Petitioners”) have jointly applied for approval of a Plat of Subdivision to transfer a portion of the Subject Property; and

WHEREAS, the Petitioners have submitted a Plat of Subdivision (attached hereto as Exhibit A); and

WHEREAS, the Itasca Plan Commission conducted a public meeting on November 19, 2014 and recommended approval of the plat of subdivision to the Village President and Board of Trustees, subject to certain conditions; and

WHEREAS, upon approval of the Plat of Subdivision, the resulting lots will meet all requirements of the Itasca Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: A revised Plat of Subdivision that is identical to Exhibit A, with the addition of the below changes, is hereby approved. The following conditions must be met to the satisfaction of the Community Development Director prior to any Village personnel or official signing the revised Plat of Subdivision:

1. Approval is subject to final engineering.
2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, State and Federal accessibility requirements, and the DuPage County Stormwater Ordinance.
3. The plat of subdivision must be revised to incorporate the appropriate signature panels.

All of the above are conditions precedent to final approval of the Plat of Subdivision.

SECTION TWO: The development of the Subdivision shall be governed by the requirements of the Itasca Building Code, Zoning and Subdivision Ordinances, and all other applicable Village ordinances.

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

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

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this ____ day of October, 2016.

APPROVED:

Village President Jeffery J. Pruyn

ATTEST:

Village Clerk Melody J. Craven



PUBLIC WORKS

411 N Prospect Ave

Itasca, Illinois 60143-1795

Tel: 630-773-2455 Fax: 630-773-9856

www.itasca.com

MEMORANDUM

Date: September 29, 2016

To: Village President
Board of Trustees
Village Administrator

From: Ross Hitchcock, Director of Public Works *RH*

RE: Design Engineering Services Willow Street Storm Sewer Installation

I have received the requested task order for design engineering regarding the Willow Street Storm Sewer Installation with a not-to-exceed amount of \$18,968 from Robinson Engineering.

Willow Street between Bryn Mawr and North Street currently drains to Happy Acres through an 8" storm sewer main that runs under a resident's garage on private property at 619 N. Willow Street. The current drainage is under-sized and contributes to the on-street flooding.

The project consists of a new storm sewer main within village's right-of-way and proper laterals to better control flooding in the area. This is the last phase of the "Crossing Project". This is a budgeted item and part of the CIP.

Everything appears to be in order. I recommend accepting Robinson's proposal for Design Engineering for the Willow Street Storm Sewer Installation with the not-to-exceed amount of \$18,968.

TASK ORDER _____

In accordance with Paragraph 1.01 of the Agreement between the Village of Itasca ("Owner") and Robinson Engineering, Ltd. ("Engineer") for General Professional Services dated January 2013 ("Agreement"), Owner and Engineer agree to as follows:

1. Specific Project Data

- A. Title: **Willow Street Storm Sewer**
- B. Description: **Design engineering and bidding services for storm sewer extension from North/Willow to Happy Acres Detention Pond**

2. Services of Engineer:

Design Services - Physical site inspection and photolog. Field investigations necessary for final design: including site visits & topographic surveys, gathering of relevant data, design engineering, preparation of itemized cost estimate for the storm sewer construction and all related coordination with Village staff. Preparation of plans, specifications and appropriate bidding documents, including advertisement for bids (published by Owner) for construction contract; administration of bidding process including response to bidder questions; conduct pre-bid meeting if required; assist Owner with bid openings; review all bids received, prepare bid tabulations and recommend construction contract award to the Owner, and all related contract administration. Construction Cost is estimated to be approximately \$180,000. Design to be complete by March 2017.

Principal Engineer	4 HR @	\$190/HR	=	\$ 760
Senior Project Manager	24 HR @	\$155/HR	=	\$ 3,720
Project Engineer	48 HR @	\$125/HR	=	\$ 6,000
Field Survey Crew	24 HR @	\$103/HR	=	\$ 2,472
CADD Technologist	48 HR @	\$ 97/HR	=	\$ 4,656
Administrative 2	20 HR @	\$ 68/HR	=	\$ 1,360
Total Not-to-Exceed cost:				\$18,968

Exclusions: At this time, there is no plan to perform soil borings, and it is unknown whether or not easements will be required. This work, if necessary, would be considered Additional Services.

VILLAGE OF ITASCA

ROBINSON ENGINEERING, LTD.

By: _____

By: _____

Title: _____

Title: Aaron E. Fundich, PE, Exec. Vice President

Date Signed: _____

Date Signed: _____

2016-20

VILLAGE OF ITASCA

Project No. XX-XXXX
Project Name North & Willow Storm Sewer

Account # 06-00-81300

Department	Public Works
Type	Infrastructure - Storm
Useful Life	50 years
Category	Public Works
Priority	Medium

DESCRIPTION

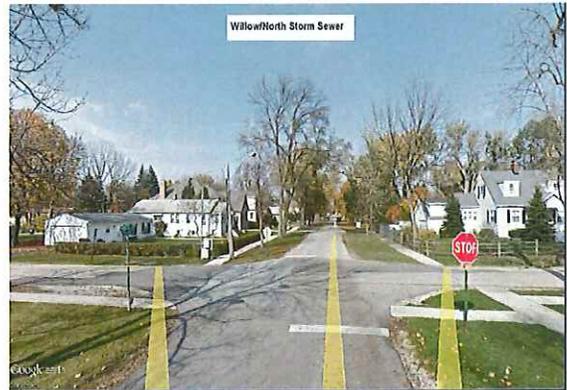
Construction of new storm sewer from North/Willow intersection to Happy Acres pond.

JUSTIFICATION

Existing storm sewer draining much of this segment of Willow runs through private property under a house, without an easement. New sewer will rectify this problematic situation, as well as improve chronic drainage issues along Willow from North to Bryn Mawr.

Expenditures	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Design Engr / Permitting	20,000					20,000
Construction		160,000				160,000
Construction Engineering		15,000				15,000
						-
Total	20,000	175,000	-	-	-	195,000

Funding Sources	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Capital Projects Fund	20,000	175,000				195,000
						-
Total	20,000	175,000	-	-	-	195,000



RESOLUTION NO. 908-16

A RESOLUTION AUTHORIZING TASK ORDER 16-R0569 BETWEEN THE VILLAGE OF ITASCA AND ROBINSON ENGINEERING, LTD. FOR SERVICES RELATED TO DESIGN ENGINEERING FOR THE WILLOW STREET STORM SEWER

WHEREAS, the Village of Itasca (hereinafter “Village”) has previously entered into a General Professional Services Agreement with Robinson Engineering, Ltd.; and

WHEREAS, the Village now desires to approve Task Order 16-R0569, attached hereto as Exhibit A and incorporated herein by reference, so as to allow for Robinson Engineering to complete design engineering services related the Willow Street Storm Sewer, not to exceed \$18,968.

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities of the Village of Itasca hereby approve Task Order 16-R0569, Exhibit A, between Robinson Engineering, Ltd. and the Village of Itasca for design engineering services related the Willow Street Storm Sewer, not to exceed \$18,968.

SECTION TWO: The Village President, or his designee, is hereby authorized to sign and execute Task Order 16-R0569, Exhibit A, on behalf of the Village.

SECTION THREE: SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in effect immediately upon its passage and approval.

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED and ADOPTED by the Village President and Board of Trustees of the
Village of Itasca this _____ day of October, 2016.

APPROVED:

Village President Jeffery J. Pruyn

ATTEST:

Village Clerk Melody J. Craven



PUBLIC WORKS

411 N Prospect Ave
Itasca, Illinois 60143-1795
Tel: 630-773-2455 Fax: 630-773-9856
www.itasca.com

MEMORANDUM

Date: September 29, 2016

To: Village President
Board of Trustees
Village Administrator

From: Ross Hitchcock, Director of Public Works *RH*

RE: 2016 North Side Drainage Study

I have received the requested task order from Robinson Engineering to perform the North Side Drainage Study previously approved through the budget process as part of the CIP with a not-to-exceed amount of \$39,360.

The information gathered will help us determine the best course of action to mitigate street flooding in conjunction with the newly installed Thorndale Avenue culvert along with other storm water concerns in the area.

Everything appears to be in order. I recommend accepting Robinson's proposal for the North Side Drainage Study with the not-to-exceed amount of \$39,360.

TASK ORDER _____

In accordance with Paragraph 1.01 of the Agreement between the Village of Itasca ("Owner") and Robinson Engineering, Ltd. ("Engineer") for General Professional Services dated January 2013 ("Agreement"), Owner and Engineer agree to as follows:

1. Specific Project Data

- A. Title: **North Side Drainage Study**
- B. Description: **Drainage study for north side of Itasca to plan for future storm sewer and curb/gutter roadway improvements**

2. Services of Engineer:

Field investigations necessary for computerized modeling and preliminary storm sewer sizing and network design: including site visits, gathering of relevant rim/invert data, verification of prior study data by others; related coordination with Village staff; incorporation of latest as-built drainage data from Illinois Tollway and DuPage County; preparation of written report with relevant exhibits, preliminary cost estimates and drainage recommendations for area bound by Thorndale Avenue to north, I-290 to west, Arlington Heights Road to the east, and Center Street to the south. Specific problem areas to be investigated include Willow Street/Maxell Court; North/Hickory; Cherry/Rush/Linden and other chronic drainage areas of concern.

Principal Engineer	8 HR	@	\$190/HR	=	\$ 1,520
Senior Project Manager	120 HR	@	\$155/HR	=	\$18,600
Project Engineer	48 HR	@	\$125/HR	=	\$ 6,000
Field Survey Crew	40 HR	@	\$103/HR	=	\$ 4,120
CADD Technologist	80 HR	@	\$ 97/HR	=	\$ 7,760
Administrative 2	20 HR	@	\$ 68/HR	=	\$ 1,360
Total Not-to-Exceed cost:					\$39,360

VILLAGE OF ITASCA

By: _____

Title: _____

Date Signed: _____

ROBINSON ENGINEERING, LTD.

By: _____

Title: Aaron E. Fundich, PE, Exec. Vice President

Date Signed: _____

2016-20

VILLAGE OF ITASCA

Project No. XX-XXXX
 Project Name North Side Drainage Study

Account # 06-00-81300

Department	Public Works
Type	Engineering - Storm
Useful Life	20 years
Category	Stormwater / Drainage
Priority	Medium

DESCRIPTION

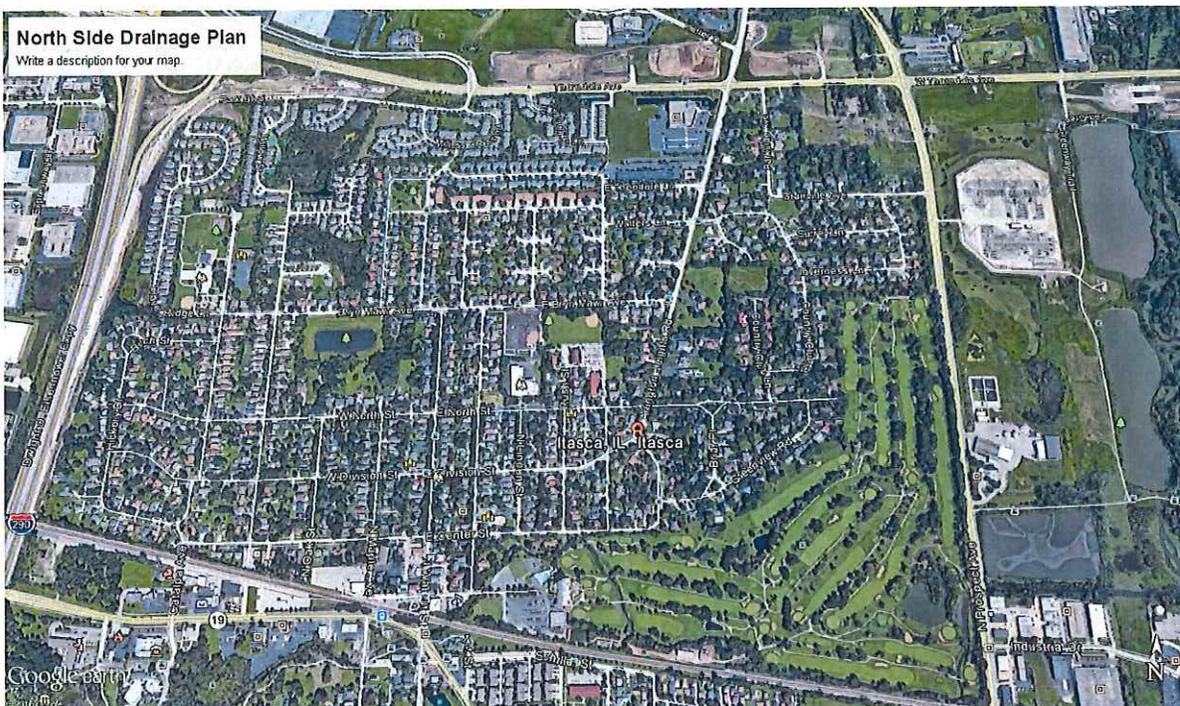
Engineering study to develop master storm sewer plan for northern residential area bounded by Irving Park Road, Catalpa Avenue, Thorndale Ave and Itasca Country Club.

JUSTIFICATION

Numerous areas flooded during April 2013 storm; several chronic drainage problems remain throughout this portion of community. Master plan will be a tool to guide future multi-year CIP for drainage improvements, curb & gutter program.

Expenditures	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Engineering	40,000					40,000
Total	40,000	-	-	-	-	40,000

Funding Sources	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Capital Projects Fund	40,000					40,000
Total	40,000	-	-	-	-	40,000



RESOLUTION NO. 909-16

A RESOLUTION AUTHORIZING TASK ORDER 16-R0570 BETWEEN THE VILLAGE OF ITASCA AND ROBINSON ENGINEERING, LTD. FOR ENGINEERING SERVICES FOR THE NORTH SIDE DRAINAGE STUDY

WHEREAS, the Village of Itasca (hereinafter “Village”) has previously entered into a General Professional Services Agreement with Robinson Engineering, Ltd.; and

WHEREAS, the Village now desires to approve Task Order 16-R0570, attached hereto as Exhibit A and incorporated herein by reference, so as to allow for Robinson Engineering to complete engineering services related the North Side Drainage Study, not to exceed \$39,360.

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities of the Village of Itasca hereby approve Task Order 16-R0570, Exhibit A, between Robinson Engineering, Ltd. and the Village of Itasca for engineering services related the North Side Drainage Study, not to exceed \$39,360.

SECTION TWO: The Village President, or his designee, is hereby authorized to sign and execute Task Order 16-R0570, Exhibit A, on behalf of the Village.

SECTION THREE: SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in effect immediately upon its passage and approval.

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED and ADOPTED by the Village President and Board of Trustees of the
Village of Itasca this _____ day of October, 2016.

APPROVED:

Village President Jeffery J. Pruyn

ATTEST:

Village Clerk Melody J. Craven