

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT- ADDENDUM REPORT

999 and 1051 N. Garfield Street, Off-site Parking and Landscape Variance

This IDRC addendum report for PC 23-17A was prepared by staff for consideration by the Plan Commission at the September 18, 2023 continued public hearing. The addendum report follows the general format and structure of the original IDRC report previously entered into the public record. However, with amended plans being submitted, additional IDRC staff comments are noted in grey highlight.

September 18, 2023

Title

PC 23-17A

Petitioners

999 Garfield, LLC
242 N. York St.,
Elmhurst, IL 60126 and
IMG Trucking, Inc
1051 N Garfield St.,
Lombard, IL 60148

Property Owner

Delani Group
242 N. York St. Elmhurst, IL
60126 owns both properties.

Property Location

999 N. Garfield Street
03-32-301-021
1051 N. Garfield Street
03-32-301-030

Zoning

I – Limited Industrial District

Existing Land Use

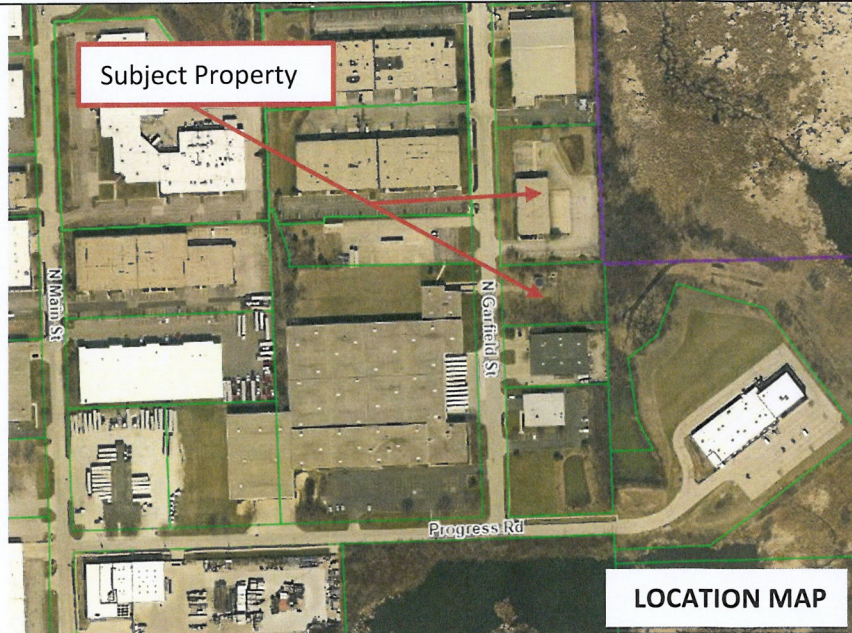
Cell tower
Cartage and express facility

Comprehensive Plan

Light Industrial

Approval Sought

Conditional use, pursuant to Section 155.420(C)(23) off-site parking and a variation from Sections 155.706(C) and 155.709(B) for perimeter lot landscaping from five feet (5') to zero feet (0') along the north property line on 999 N. Garfield for the use of 1051 N Garfield located within the I Limited Industrial District.



PROJECT DESCRIPTION - AMENDED

The petitioner, 999 Garfield, LLC, proposes to provide off-site parking to the cartage facility, IMG Trucking, to the north. The Plan Commission recommended approval for the use on June 19, 2023. However, after the meeting the petitioner requested the Village Board remand the petition back to the Plan Commission to consider revised plans that include a cross access driveway between the two subject properties. The proposed driveway would require a variance from the Landscape Requirements.

APPROVAL(S) REQUIRED

The petitioners, 999 Garfield LLC and IMG Trucking, Inc., request the following:

1. A conditional use pursuant to Section 155.420(C)(23) of the Lombard Village Code to allow for off-site parking on the subject property, 999 N. Garfield Street, for IMG Trucking, Inc. use located at 1051 N. Garfield Street within the I Limited Industrial District.
2. A variation from Sections 155.706(C) and 155.709(B) of the Lombard Code of Ordinances to reduce the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') along the north property line.

PROJECT STATS

Lot & Bulk of 999 N Garfield St.

Parcel Size: ~38,768 SF

Building Size: ~600 SF

Parking Spaces

Existing: -

Proposed: ~10

Submittals

1. Petition for a public hearing, dated May 12 and 18, 2023;
2. Response to Standards for a Conditional Use, prepared by the petitioner.
3. Plat of Survey, prepared by Michael J. Emmert Surveys, Inc, dated 11/9/2021.
4. Engineering Plans prepared by Webster, McGrath & Ahlberg, Ltd. dated 1/17/23 and revised 7/31/23.
5. Boundary and Topographic Survey prepared by Webster, McGrath & Ahlberg, Ltd. dated 11/17/2022.
6. Stormwater Management Report prepared by Webster, McGrath & Ahlberg, Ltd. dated 1/7/2023.
7. Response to Standards for a Variation, prepared by the petitioner; and
8. Reciprocal Easement Agreement dated 7/31/2023.

Prepared By

Tami Urish
Planner I

EXISTING CONDITIONS

The subject property, 999 N. Garfield Street is developed with a cell tower and associated equipment building with a parking lot and driveway built in 1981, permit 31066.

The subject property, 1051 N. Garfield, is developed with a single tenant building for a trucking business in 1994, permit 49871

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services has no comments regarding the petition and has reviewed the permit.

Public Works:

The Department of Public Works has the following comments:

1. Public sidewalk and parkway trees are required along the abutting length of Garfield Street per Section 154.305.
2. The County of DuPage's Certification will be required due to the proposed work in a wetland buffer.

Additional comments may be forthcoming during permit review.

No comments to offer regarding the requested perimeter parking lot landscaping variance.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

The petitioner applied for a permit (CB23-000089) to construct a new parking lot not associated with the existing cell tower on the 999 N. Garfield property. As off-site parking of motor vehicles in the I Limited Industrial District is a conditional use, Village Board approval is required.

	Zoning Districts	Land Use
North	I	Warehouse/industrial building
South	I	Warehouse/industrial building
East	CR	Open Space
West	I	Warehouse/industrial building

The subject property is located in an established industrial park area that contains a mixture of contractor yards, warehouses, manufacturing uses, and vehicle sales/repair land uses. The proposed off-site parking use is compatible with surrounding uses.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends light industrial uses in this area. The definition of Light Industrial includes areas used for manufacturing, assembly, production, storage, distribution and warehousing. The proposed use of off-site parking for an adjacent property is consistent with this designation.

3. Zoning Compatibility

Per Section 155.420(C) of the Village Code, off-site parking is a conditional use in the I District.

Off-site parking is listed as a conditional use because it can potentially have an adverse impact on surrounding properties and therefore merit a more critical review. If not adequately screened or if packed too tightly on the site, the vehicle storage and off-site parking area can have a negative aesthetic impact. Also, if vehicles in disrepair were to be stored for an extended period of time, the property may become a de facto salvage yard.

Staff has reviewed the petitioner's request and finds the off-site parking activity will not create any undue impacts on neighboring properties. The subject property is located in an industrial area, where trucks are used for distribution, warehouses, and other similar land uses that are typical uses. Staff finds the proposed off-site parking use meets the standards for conditional uses.

4. Site Plan: Access & Circulation

Staff finds that the proposed off-site parking will not generate an additional amount of traffic and parking demand. Access is from Garfield Street.

The petitioner requests a variance to reduce the required perimeter parking lot landscaping from five feet deep to zero feet along a portion of the north property line. This variation will accommodate a driveway that straddles the property line between the subject property and the neighboring property and co-petitioner, 1051 N. Garfield Street. The possibility of a shared driveway was contemplated after the petitioner appeared before the Plan Commission on June 19, 2023. The proposed cross access would improve the circulation of the proposed off-site parking as the vehicles will utilize the private driveway and thereby decrease the number of trips on Garfield Street. The signed Reciprocal Easement Agreement is attached. Staff is supportive of this variation because the cross access will be a substantial benefit for both properties and will allow for the open site circulation provided for the proposed off-site parking.

SITE HISTORY

999 N. Garfield has not appeared before the Plan Commission in the past until its first appearance on June 19, 2023.

1051 N. Garfield appeared before the Plan Commission in the past:

- PC 03-04: Ordinance 5271 approved conditional use for cartage and express facility.
- PC 08-09: Ordinance 6227 approved conditional use for off-site parking with 1050 N. Garfield for automobile storage.
- PC 21-27: Ordinance 8019 approved conditional use for cartage and express facility.

FINDINGS & RECOMMENDATIONS

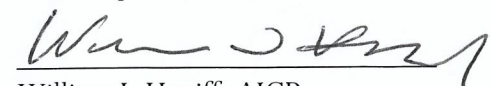
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for off-site parking use in the I District and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 23-17A:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 23-17A, subject to the following **amended** conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report
2. The subject property, 999 N. Garfield Street, shall be developed in substantial compliance with the plans submitted by Webster, McGrath & Ahlberg, Ltd. dated July 31, 2023 for the exclusive use of IMG Trucking located at 1051 N. Garfield Street.
3. The off-site parking on the 999 N. Garfield Street property shall not include the storage of vehicles in disrepair, cargo containers or materials.
4. The number of vehicles spaces shall be shown on the applicant's final building plans based on staff review of the permit per Chapter 155, Article X – Off-site Parking and Loading Requirements, Section 155.600 of the Zoning Ordinance.
5. That prior to the issuance of building permits by the Village, the petitioners 999 GARFIELD LLC and US GROUP, LLC shall execute and record a mutually acceptable and duly authorized cross-access easement agreement pertaining to the subject property 999 N. Garfield Street and the property at 1051 N. Garfield Street; in the event such cross-access easement agreement is not executed and recorded prior to the commencement time provisions as set forth within Section 155.103(F)(11) of Village Code, the approvals granted by this ordinance shall become null and void without the need for further action of the Village Board.
6. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

PETITIONERS' RESPONSE TO VARIATION STANDARDS

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

RESPONSE: The 999 Garfield Street property owner's lot currently has an existing cell phone tower facility located on the property which significantly limits the areas for an off-site parking use. Given the layout of the proposed parking lot, a second ingress and egress point is required for safe and effective vehicle maneuvering.

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

RESPONSE: This subject property is unique in that it has a cell phone tower facility comprising a significant portion of the property. Due to the size constraints, vehicles will be aided by a second access to and from the parking lot.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

RESPONSE: The purpose of this variation is to increase vehicle maneuverability at the off-site parking location. A second access point would allow vehicles to select which driveway they would like to use when entering and existing the parking lot. This would make operations more efficient, as it would limit back-ups and accidents, which cause delays.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

RESPONSE: If complied with the strict rules governing the Village of Lombard Ordinance, trucks and drivers would only have one ingress/egress. One access point could create backups or accidents in the proposed parking lot. A second access point would provide first responders with another way to access the site.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

RESPONSE: The Applicant is seeking to add an access drive to connect one parking lot to another. The creation of two access points aids the public welfare, as it will create less congestion on Garfield Street because the vehicles will have two points of ingress and egress instead of just one. The efficient operation of business such as this should have a positive effect on the neighborhood. The ability to have more maneuverability for vehicles and pedestrians would enhance the public welfare by reducing the potential for accidents within the parking lot.

6. The granting of the variation will not alter the essential character of the neighborhood;

RESPONSE: The proposed access drive is located behind the existing cell phone tower facility and will not be seen from Garfield Street, so it will have no effect on the character of the neighborhood. Other uses in the area also include industrial buildings and parking lots. And other lots in the area appear to have shared parking lots that span property lines.

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

RESPONSE: The variation will not impair light or air as it is an access drive located at grade. The variation will help light and air along Garfield Street, as the additional passageway between the properties will take vehicles off Garfield Street.

**THIS DOCUMENT WAS
PREPARED BY
AND AFTER RECORDING
RETURN TO:**

Madden, Jiganti, Moore & Sinars LLP
190 South LaSalle Street #1700
Chicago, Illinois 60603
Attn: Graham Conatser

RECIPROCAL EASEMENT AGREEMENT

This RECIPROCAL EASEMENT AGREEMENT (“Easement Agreement”) is made as of this 31 day of July, 2023 by and between US GROUP, LLC, an Illinois limited liability company (“US GROUP”) and 999 GARFIELD, LLC, an Illinois limited liability company (“999 GARFIELD”). US GROUP and 999 GARFIELD are each a “Party” and collectively the “Parties”.

RECITALS:

WHEREAS, US GROUP is the owner of a certain parcel of land located in DuPage County, Illinois, commonly known as 1051 N. Garfield St., Lombard, Illinois 60148 and legally described in Exhibit A attached hereto and hereinafter “Parcel A”.

WHEREAS, 999 GARFIELD is the owner of a certain parcel of land located in the DuPage County, Illinois, commonly known as 999 N. Garfield St., Lombard, Illinois 60148 and legally described in Exhibit B attached hereto and hereinafter “Parcel B”.

WHEREAS, US GROUP and 999 GARFIELD desire to create a reciprocal easement for the purpose of permitting and enabling present and future owners of Parcel A and Parcel B, their heirs, successors and assigns to pass over the lands of both Parcel A and Parcel B for the purpose of ingress, egress and parking.

NOW, THEREFORE, in consideration of the premises, the covenants and agreements hereinafter set forth and in furtherance of the parties’ understanding, it is agreed as follows:

ARTICLE I
DEFINITIONS

The following terms have the following meanings:

- 1.1 Parcel. “Parcel” shall mean Parcel A or Parcel B.
- 1.2 Parcels. “Parcels” shall mean Parcel A and Parcel B collectively.
- 1.3 Parking Areas. “Parking Areas” means all areas within the boundaries of Parcel A and Parcel B that are set apart and used from time to time for automobile, trucks, vans, and other vehicle traffic and parking, including, without limitation, designated for parking stalls, lanes, aisles and roadways for ingress or egress including but not limited to all entrances, exits, driveways and rows of parking which are located within Parcel A and Parcel B.
- 1.4 Permittees. “Permittees” means the respective customers, visitors, invitees, employees, contractors, and licensees of any Party or Tenant.
- 1.5 Tenant. “Tenant” or “Tenants” means one or multiple persons, as the case may be, who is a party to a lease with a Party.

ARTICLE II
EASEMENTS

- 2.1 Scope of Grant. For purposes of this Easement Agreement, the following will apply:
 - A. All rights, privileges and easements to grant herein are non-exclusive and are held in common with the Party granting such rights, privileges and easements and, unless provided otherwise, are irrevocable and for the benefit of each of the Parties hereto and their respective heirs, representatives, and successors and assigns as owners of the respective Parcels.
 - B. All easements granted hereunder shall exist by virtue of this Easement Agreement without the necessity of confirmation by any other document. Likewise, upon the written termination of any easement (in whole or in part) or its release in respect of all or a part of any Parcel, the same shall be deemed to have been terminated or released without necessity of confirmation by any other document.
- 2.2 Ingress, Egress and Parking.
 - A. Each Party hereby grants to the other Party an easement on the Parking Area located on its respective Parcel for the benefit of the other Party’s Parcel for the following purposes:
 - a. Ingress and egress to, over, and across the Parcels;

- b. Circulation, passage and parking of Permittees; and
- c. Circulation and passage of pedestrians.

B. Each Party hereby reserves the right to eject or cause to be ejected from such portion of the Parking Area on its Parcel any person who is not a Permittee.

ARTICLE III MAINTENANCE AND REPAIR

3.1 Maintenance and Repair. Each Party shall operate and maintain, with diligence, or cause to be operated and maintained, including replacement due to ordinary wear and tear, at its sole cost and expense, the Parking Area on its Parcel.

3.2 Damage Caused by a Party. Notwithstanding anything contained herein to the contrary, in the event that maintenance, repair or replacement of any portion of the Parking Area is necessary and arises from usage of the Parking Area by a Party (or its Permittees or other persons), or from an action of a Party (or its Permittees or other persons), the Party that caused such damage or necessitated such maintenance, repair or replacement (whether caused by the Party directly or by its Permittees or other persons) shall be responsible for undertaking the necessary maintenance, repair or replacement promptly and diligently, at its sole cost and expense, in a good and workmanlike manner, free and clear of liens.

ARTICLE IV INDEMNIFICATION

4.1 Indemnification. Each Party (an "Indemnifying Party") shall indemnify and hold the other Party (the "Indemnified Party") harmless from and against any damages, liabilities, actions, claims, liens, fines, penalties, costs and expenses (including, without limitation, reasonable attorneys' fees and litigation expenses) in connection with the loss of life, personal injury and/or damage to property suffered or incurred by the Indemnified Party (but excluding any such loss, injury or damage resulting from the negligent or more culpable conduct of such Indemnified Party) and arising out of any act or omission of the Indemnifying Party, its Tenants, and their respective officers, directors, employees, agents, contractors, vendors, suppliers, concessionaires, and licensees including, without limitation, a breach of this Easement Agreement by the Indemnifying Party.

ARTICLE V MISCELLANEOUS

5.1 Notices. Any notice or report required under this Easement Agreement shall be sent to the parties at the addresses indicated on its most recent tax bill, unless changed by written notice to the other Party. Any notice shall be hand delivered or sent by registered or certified mail, properly addressed, postage prepaid, return receipt requested or sent by recognized overnight

courier service.

5.2 Governing Law. This Easement Agreement shall be construed and governed in accordance with the laws of the State of Illinois.

5.3 Successors. This Easement Agreement shall be binding upon and inure to the benefit of the respective successors and permitted assigns of the Parties.

5.4 Covenants Run With the Land. It is intended that the covenants, easements, agreements, promises and duties of each Party as set forth in this Easement Agreement, shall be construed as covenants, and to the fullest extent legally possible, all such covenants shall run with the land.

5.5 Counterparts. This Easement Agreement may be signed in several counterparts, each which shall be deemed an original, and such counterparts shall constitute one and the same instrument.

5.6 Right to Enjoin. In the event of any violation or threatened violation of any of the provisions of this Easement Agreement by a Party, the other Party shall have the right to apply to a court of competent jurisdiction for an injunction against such violation or threatened violation and or for a decree of specific performance to cause compliance with the terms hereof.

5.7 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any Party of any of the easements, covenants, restrictions or conditions hereof, the other Party shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance.

5.8 No Waiver. No waiver of any default by either Party to this Easement Agreement shall be implied from any omission by the other Party to take any action in respect of such default if such default continues or is repeated. No express waiver of any default shall affect any default or cover any period of time other than the default and period of time specified in such express waiver. One or more waivers of any default in the performance of any term, provision or covenant contained in this Easement Agreement shall not be deemed to be a waiver of any subsequent default in the performance of the same term, provision or covenant or any other term, provision or covenant contained in this Easement Agreement. The consent or approval by 999 GARFIELD to or of any act or request by US GROUP requiring consent or approval shall not be deemed to waive or render unnecessary the consent to or approval of any subsequent similar acts or requests. The rights and remedies given to any Party to this Easement Agreement shall be deemed to be cumulative and no one of such rights and remedies shall be exclusive of any of the others, or of any other right or remedy at law or in equity which any such Party might otherwise have by virtue of a default under this Easement Agreement, and the exercise of one such right or remedy by such Party shall not impair such Party's standing to exercise any other right or remedy.

5.9 Attorneys' Fees. In the event a Party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing Party shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

5.10 Amendment. The Parties hereto agree that the provisions of this Easement Agreement may be modified or amended, in whole or in part, or terminated, only by the written consent of all Parties to this Easement Agreement, evidenced by a document that has been fully executed and acknowledged by all such Parties and recorded in the official records of DuPage County, Illinois. Notwithstanding the foregoing, 999 GARFIELD may unilaterally terminate this agreement by an executed document recorded in the official records of DuPage County, Illinois.

5.11 Exhibits. All exhibits referred to herein and attached hereto shall be deemed part of this Easement Agreement.

5.12 Severability. If any term, provision or condition contained in this Easement Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Easement Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.


5.13 Not a Public Dedication. Except as otherwise specified herein, nothing herein contained shall be deemed to be a gift or dedication of any portion of the Parcels to the general public or for the general public or for any public purpose whatsoever.

5.14 Grantee's Acceptance; Release Upon Conveyance. The grantee of Parcel A or Parcel B or any portion thereof, by acceptance of a deed conveying title thereto, whether from an original Party or from a subsequent owner of Parcel A or Parcel B, shall accept such deed upon and subject to each and all of the easements, covenants, conditions, restrictions and obligations contained herein. By such acceptance, any such grantee shall for itself and its successors, assigns, heirs, and personal representatives, covenant, consent, and agree to and with the other Party, to keep, observe, comply with, and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee. Upon the effective date of the conveyance of Parcel A or Parcel B or any portion thereof, the conveying Party shall thereupon be released and discharged from any and all obligations as an owner in connection with the property sold by it arising under this Easement Agreement after the sale and conveyance of title, but shall remain liable for all obligations arising under this Easement Agreement prior to the sale and conveyance of title. The new owner of Parcel A or Parcel B or any portion thereof shall be liable for all obligations arising under this Easement Agreement with respect to such Parcel or portion thereof after the date of sale and conveyance of title.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement as of the date first written above.

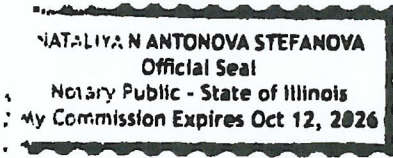
US GROUP, LLC,
an Illinois limited liability company

By: 
Name: Angel Andreev
Title: Manager

STATE OF ILLINOIS)
)
COUNTY OF Cook) ss.

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Angel Andreev, Manager of US GROUP, LLC, an Illinois limited liability company who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 31 day of July, 2023




Notary Public

[Signatures Continue on the Following Page]

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement as of the date first written above.

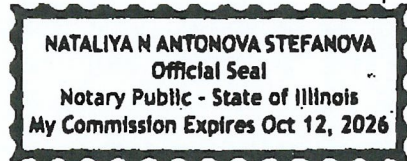
999 GARFIELD, LLC,
an Illinois limited liability company

By: D Ivanov
Name: Daniel Ivanov
Title: Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel Ivanov, Manager of 999 Garfield, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 31 day of July, 2023



Nataliya N. Antonova Stefanova
Notary Public

EXHIBIT A

Parcel A Legal Description

LOT 1 IN NORTH GARFIELD LIMITED PARTNERSHIP RESUBDIVISION OF LOTS 1 AND 2 IN LOMBARD BUSINESS PARK OF PART OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1994, AS DOCUMENT R94-140398 IN DUPAGE COUNTY, ILLINOIS.

PIN: 03-32-301-030

Commonly known as: 1051 N. Garfield St., Lombard, IL 60148-1336

EXHIBIT B

Parcel B Legal Description

LOT 1 IN PROGRESS BUSINESS CENTER, BEING A RESUBDIVISION OF LOT 1 (EXCEPT THE NORTH 647.26 FEET THEREOF) IN LOMBARD BUSINESS CENTER UNIT 7, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PROGRESS BUSINESS CENTER, RECORDED SEPTEMBER 15, 1998 AS DOCUMENT R88-105071, IN DUPAGE COUNTY, ILLINOIS.

PIN: 03-32-301-021

Commonly known as: 999 N. Garfield St., Lombard, IL 60148-1336

FINAL ENGINEERING PLANS FOR: OFFSITE PARKING

AT
999 N. GARFIELD STREET, LOMBARD, IL 60148
DUPAGE COUNTY: SW 1/4 SECTION 32, TOWNSHIP 40N, RANGE 11E

LOT 1 IN PROGRESS BUSINESS CENTER, BEING A RESUBDIVISION OF LOT 1 (EXCEPT THE NORTH 647.28 FEET THEREOF) IN LOMBARD BUSINESS CENTER UNIT 7, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PROGRESS BUSINESS CENTER RECORDED SEPTEMBER 15, 1988 AS DOCUMENT R88-105071, IN DUPAGE COUNTY, ILLINOIS.

INDEX OF SHEETS

- C-0 COVER SHEET
- C-1 EXISTING CONDITIONS
- C-2 PAVING & LAYOUT
- C-3 GRADING & EROSION CONTROL
- C-4 UTILITY PLAN
- C-5 CIVIL DETAILS

- L-1 LANDSCAPE PLAN



VICINITY MAP
USGS - Lombard Quad
Scale: 1" = 2,000'

GENERAL NOTES:

- Unless otherwise noted in the special project specifications, the Project shall be built in accordance with the Standard Specifications for Road and Bridge Construction for Illinois' latest edition, and Supplemental Specifications and Recurring Special Provisions' latest edition by the Illinois Department of Transportation.
- Sewer and Water Main Construction shall be in accordance with the Standard Specifications for Sewer and Water Main Construction in Illinois, latest edition.
- Any reference to "supervisor" by the Engineer in the Illinois Department of Transportation, Standard Specifications for Road and Bridge Construction or any other referenced documents shall be changed to "observation".
- The Engineer shall not advise on, issue directions regarding or assume control over safety precautions and programs in connection with the work. The Engineer shall not have authority over or responsibility for safety precautions and programs incident to the work of Contractor(s) or any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing the work.
- The Contractor shall be responsible for the general supervision of the work and assume sole responsibility for the job site conditions during the course of construction including the safety of all persons and property. This requirement shall apply continuously and shall not be limited to normal working hours.
- It shall be the Contractor's responsibility to provide necessary signs, barricades, fences, etc. as required to insure the safety of vehicles and the general public during all phases of construction.
- Contractors shall use appropriate equipment to expedite completion of the Project while evoking any encroachment of neighboring property with any materials, equipment or excavation.
- Overflow drainage routes and swales must be installed when shown.
- Surface drainage shall be maintained during all phases of construction.
- Erosion control practices shall be constructed in accordance with standard specifications for soil erosion and sediment control as contained in IEP/WCP/87-012 or current issues.
- All areas disturbed by construction shall be restored to their original condition at no additional cost to the Owner.
- It shall be the Contractor's responsibility to properly dispose of any and all excess excavation material. This shall be considered as an incidental expense.
- Elevations shown are NAVD-1988 datum.
- Return radii are as shown.
- Disposal of debris from clearing and tree removal shall be the Contractor's responsibility and considered as an incidental expense.
- Natural plant covering and trees shall be retained and protected during construction where practical.
- Topsoil replacement for landscaping is six (6) inches.
- Final seeding and finishing shall be done as soon as possible in accordance with Section 250, Illinois Department of Transportation Standard Specifications.
- All existing sewers and water mains shall be protected during construction by the Contractor. Any damages shall be repaired at the Contractor's expense.
- The Contractor shall utilize a laser for all sewer main construction, except those locations waived by the Engineer.
- All trenches under or within the zone of influence (1:1 slope) of existing or proposed pavement or sidewalks shall be backfilled with selected granular bedfill.
- All trenches shall be water jetted or mechanically compacted to the satisfaction of the Engineer.
- The Contractor shall notify the Village of Lombard and all Utility Companies two (2) working days before construction is started in any work area.
- Any field tile encountered during the course of construction must be reconnected or connected to the storm sewer system. Notify the Village of Lombard field inspector if any field tile is found.
- The Contractor shall be responsible for locating all utilities (Northern Illinois Gas, AmeriGas, and Commonwealth Edison Company), Call 811 or 800-992-0123 prior to construction for location of utilities. All utilities damaged and/or disturbed by the Contractor shall be repaired at no additional cost to the Owner. Locations as shown on the plans are approximate and are based on the best available information.
- All reinforced concrete pipe (RCP) shown herein shall be ASTM C-76 Class IV with gasketed joints complying with ASTM C-443 or C-361.
- All water main shall be Ductile Iron Class 52, Zinc coated, single gasket, double sealing pipe per AWWA C151/ANSI A21.51 Latest Edition with Cement Mortar Lining per AWWA C104/ANSI 21.4 Latest Edition. Pipe shall be polywrapped, unless otherwise noted. Minimum depth of cover for all water main and services shall be 5'-0" unless noted otherwise.
- All asphalt and concrete mixtures shall be IDOT approved.

CONTRACTOR'S INSURANCE:

- Prior to the commencement of the work, the Owner shall require the Contractor and any Subcontractors to submit evidence to the Owner, Municipality and Engineer of the he (they) have obtained for the period of the Construction Contract and the guarantee period comprehensive general liability insurance coverage (including completed operations coverage) and comprehensive automobile liability (including non-ownership and hired car coverage, as well as all owned vehicles). This coverage shall provide for bodily injury and property damage arising directly or indirectly out of, or in connection with, the performance of the work under the Construction Contract, and have a limit of not less than \$500,000.00 for all damages arising out of bodily injury, sickness or death of one person and an aggregate of \$5,000,000.00 for damages arising out of bodily injury, sickness or death of two or more persons in any one occurrence. The property damage portion will provide for a limit of not less than \$1,000,000.00 for all damages arising out of injury to or destruction of property of others arising directly or indirectly out of or in connection with the performance of the work under the Construction Contract and in any one occurrence including explosion, collapse and underground exposures.
- In addition, the Contractor shall carry the necessary public liability and workers' compensation insurance to protect the Village of Lombard, the Village Engineer, Owner, and the Engineer/Resident Project Representative and their consultants from any claims which may arise during construction and to submit two (2) acceptable certificates of insurance naming the Village of Lombard, the Village Engineer, the Engineer/Resident Project Representative and their consultants as additional insured.
- In the event of accidents of any kind, the Contractor shall furnish the Village with copies of all reports of such accidents at the same time that the reports are forwarded to any other interested parties.
- The Village Attorney shall review and approve the insurance contract to the satisfaction of the Village of Lombard.

INDEMNIFICATION:

- To the fullest extent permitted by law and regulations, the Contractor shall indemnify and hold harmless the Owner, the Village and the Engineer and their consultants, agents and employees from and against all claims, damages, losses and expenses, direct, indirect or consequential (including, but not limited to, fees and charges of engineers, architects, attorneys and court and arbitration costs) arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom and (b) is caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work or obligation under not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any such Subcontractor or other person or organization under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.
- In any and all claims against the Owner, the Village or Engineer or any of their consultants, agents or employees by any employee of the Contractor, any Subcontractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work or obligation under not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any such Subcontractor or other person or organization under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.
- The obligations of the Contractor shall not extend to the liability of the Engineer, the Engineer's consultants, agents or employees arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications.
- To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Engineer, and the Engineer's consultants and their respective agents and employees (indemnities) from and against any and all claims, damages, losses, economic losses and expenses, including but not limited to attorneys' fees, arising out of or specifically claims arising under the Illinois Structural Work Act, provided that such claim, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, excluding any proportionate amount of any claim, damage, loss or expense which is caused by a party indemnified hereunder or arises by it as imposed by law and regulations regardless of the negligence of any such party.
- In claims against any person or entity indemnified under this paragraph by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under the paragraph shall not be limited by a limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

SAFETY AND PROTECTION:

- CONTRACTOR shall be solely responsible for installing, maintaining and supervising all safety precautions and programs in connection with the Work. CONTRACTOR shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:
 - all persons on the Site or who may be affected by the Work;
 - all the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and
 - other property at the Site or adjacent thereto, including trees, shrubs, lawns, pavements, roadways, structures, utilities, and Underground Facilities not designated for removal, relocation, or replacement in the course of construction.
- CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury or loss, and shall establish all necessary safeguards for such safety and protection. CONTRACTOR shall notify owners of adjacent property and of underground facilities and other utility owners when prosecution of the Work may affect them, and shall coordinate with them in the protection, removal, relocation, and replacement of their property. All damages, injury, or loss to any property referred to in paragraph A.2 of A.3 caused, directly or indirectly, in whole or in part, by CONTRACTOR, any Subcontractor, Supplier, or any other individual or entity directly or indirectly employed by any of them to perform or furnish any of the work, or anyone for whose acts they may be liable, shall be remedied by CONTRACTOR (except damage or loss attributable to the fault of Drawings or Specifications or to the acts or omissions of OWNER'S ENGINEER'S CONSULTANT, or any other individual or entity directly or indirectly employed by any of them, or anyone for whose acts they may be liable and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of CONTRACTOR or any Subcontractor, Supplier, or other individual or entity directly or indirectly employed by any of them). CONTRACTOR'S duties and responsibilities for safety and for protection of the Work shall continue until such time as all the Work is completed.

IEPA GENERAL NOTES:

- Sewer construction, as a minimum, must comply with the following requirements:
- Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, shall govern all sanitary sewer construction on this project except as modified by the Special Provisions.
 - Horizontal and/or vertical separation between sanitary sewer or sanitary services and water main or water services shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
 - Protection of water works structures including basins, wells and other treatment units shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works.
 - All flexible gravity thermoplastic sanitary sewer pipe shall be installed in accordance with ASTM 2321-88. Embedment material for bedding, haunching and initial backfill shall extend from at least 4 inches below the pipe to at least 6 inches above the pipe and shall be Class IA, IB, II or III. Processed materials produced for highway construction should be classified in accordance with ASTM 2321-88, Section 5 and Table 1 according to particle size, shape and gradation.
 - Sanitary sewer bedding for rigid pipe sanitary sewers shall be class A, B or C in accordance with ASTM C 12-95.
 - All sanitary sewers shall be tested for either infiltration, exfiltration or exfiltration of air under pressure, and for deflection of flexible thermoplastic pipe as described in Section 31-1.11 of the Standard Specifications for Water and Sewer Main construction in Illinois, latest edition.
 - Precast manhole inlet and outlet connections fitted with "O" rings or equally watertight connection shall be provided.
 - All manholes shall be inspected and leakage tested for water tightness in accordance with ASTM C 989.94 or ASTM C 1244-93, prior to being placed into service.
 - Pick holes in sanitary sewer manhole covers shall not be larger than 1 inch in diameter or shall be of the concealed type.
 - Watertight manhole covers shall be used whenever the manhole tops are buried or may be flooded by surface runoff or high water.
 - A drop pipe shall be provided for a sanitary sewer entering a manhole where its invert is 24 inches or greater above the manhole invert.

LEGEND			
⊙	EXISTING SANITARY MANHOLE	⊙	EXISTING LIGHT POLE
⊕	PROPOSED SANITARY MANHOLE	+	PROPOSED LIGHT POLE
⊖	SANITARY CLEANOUT	⊖	OVERHEAD LIGHT POLE
⊙	EXISTING STORM MANHOLE	⊙	RAILROAD SIGNAL POLE
⊕	PROPOSED STORM MANHOLE	⊕	RAILROAD SIGNAL VAULT
⊙	EXISTING STORM CATCH BASIN	⊖	UTILITY POLE
⊕	PROPOSED STORM CATCH BASIN	— OH —	OVERHEAD WIPES
⊙	EXISTING STORM INLET	— E —	UNDERGROUND ELECTRIC
⊕	PROPOSED STORM INLET	— G —	UNDERGROUND GAS
)	FLARED END SECTION	— T —	UNDERGROUND TELEPHONE
⊙	DOWNPOUT	— C — T —	UNDERGROUND CABLE T.V.
⊕	TRANSFORMER	— W —	WATER MAIN
⊕	ELECTRIC MANHOLE	— W —	PROPOSED WATER MAIN
⊕	ELECTRICAL BOX	— S —	SANITARY SEWER
⊕	CABLE T.V. BOX	— S —	COMBINED SEWER
⊕	TELEPHONE BOX	— S —	PROPOSED SANITARY SEWER
⊕	TELEPHONE MANHOLE	— S —	EXISTING STORM SEWER
⊕	ELECTRIC METER	— S —	PROPOSED STORM SEWER
⊕	GAS METER	— S —	EXISTING COMBINED SEWER
⊕	GAS VALVE	— S —	FENCE LINE
⊕	S-BOX	— S —	GUARD RAIL
⊕	WATER VALVE	— S —	DECIDUOUS TREE
⊕	EXISTING WATER VALVE VAULT	⊕	FINE TREE
⊕	PROPOSED WATER VALVE VLT	⊕	OVERFLOW ARROW
⊕	EXISTING FIRE HYDRANT	⊕	DRINK IRON PIPE
⊕	PROPOSED FIRE HYDRANT	⊕	FOUND IRON PIPE
⊕	POST INDICATOR VALVE	⊕	RECORD DIMENSION
⊕	FLAG	⊕	MEASURED DIMENSION
⊕	PILE POLE	⊕	FLOOR ELEVATION
⊕	WALBOX	⊕	TOP OF WALL
⊕	TRAFFIC SIGNAL POLE	⊕	TOP OF CURB
⊕	TRAFFIC SIGNAL VAULT	⊕	CURB FLOW LINE



BENCHMARK INFORMATION

SOURCE BENCHMARK:
VILLAGE OF LOMBARD MONUMENT 1-006

ROD IN SLEEVE WITH ALUMINUM COVER IN SOUTH SIDE OF GARFIELD STREET CUL DE SAC.
ELEVATION = 697.66(NAVD 88) PUBLISHED HLD
ELEVATION = 697.64(NAVD 88) OPUS OBSERVATION

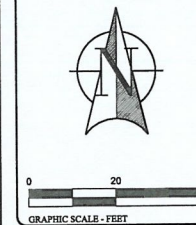
SITE BENCHMARK
CROSS CUT IN CURB OF GARFIELD ST.
NOTED HEREON.
ELEVATION = 698.66 (NAV8 88)



STATE OF ILLINOIS
COUNTY OF DUPAGESS

THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND ARE BASED UPON AVAILABLE INFORMATION. IT IS MY OPINION THAT THESE PLANS AND CALCULATIONS MEET THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH THE DUPAGE COUNTY STORMWATER ORDINANCE AND THE VILLAGE OF LOMBARD ORDINANCES.

Stephen M. Richards
7/31/2023
STEPHEN MARK RICHARDS DATE
LICENSE EXPIRES 11/30/2023



OFFSITE PARKING
999 N. GARFIELD STREET, LOMBARD, IL 60148

Prepared For:
DELANI GROUP
242 N. York Street
Elmhurst, IL 60120
847-507-1519

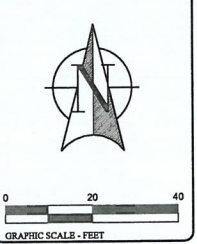
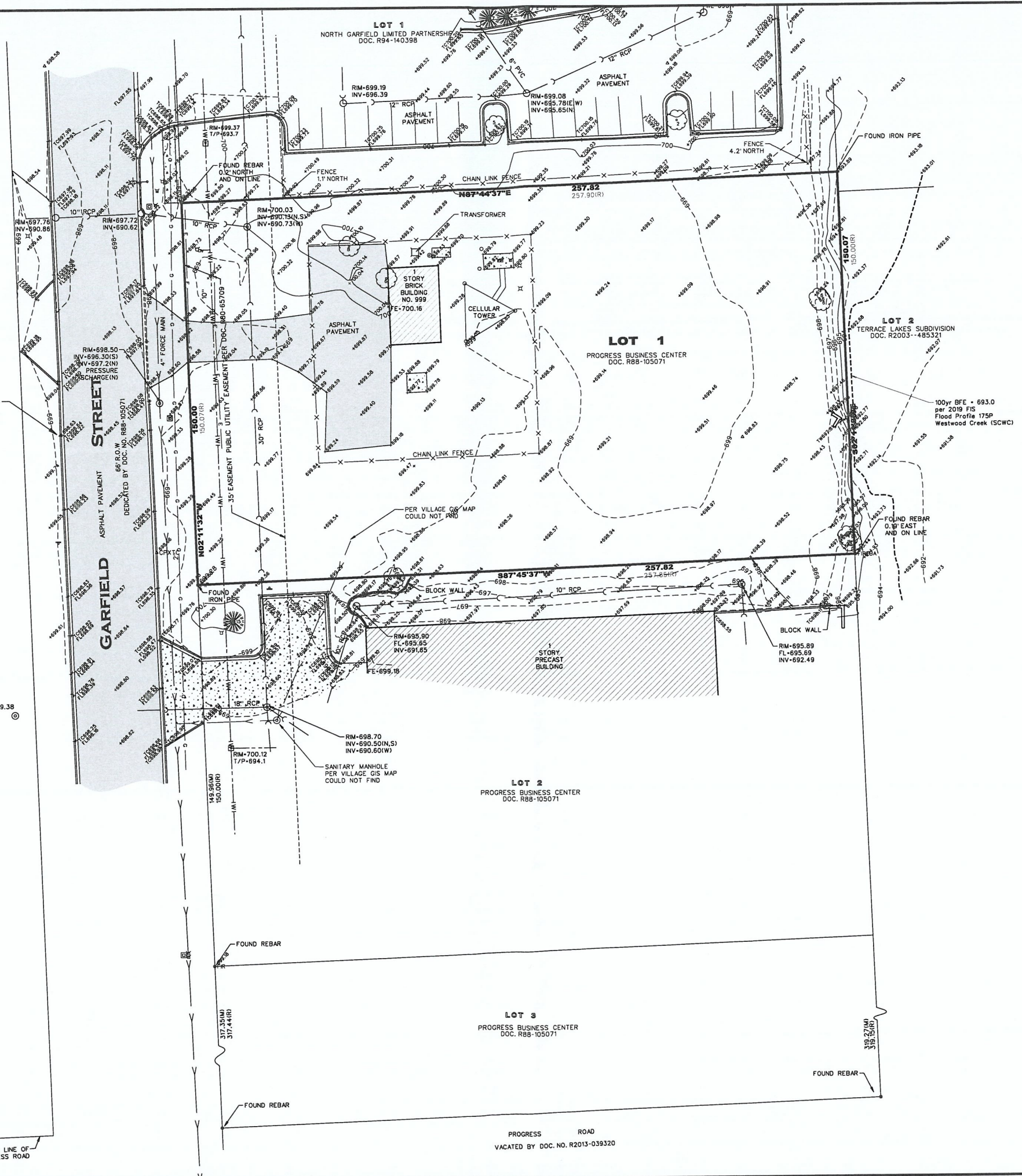
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DESIGN FIRM LICENSE NO. 144-0003 01

REVISION	DATE	DESCRIPTION
1	01-17-2023	Revised per Village of Lombard review
2	06-05-2023	Revised per Village of Lombard review
3	06-14-2023	Revised to Offsite Parking Layout
4	07-31-2023	Cross Property Connection Drive North

JOB #	DATE	SCALE	SHEET #
44710	12-05-2022	1"=20'	C-0

SITE BENCHMARK
CUT CROSS IN CURB
ELEVATION = 698.66 NAVD 88

NORTH LINE OF
PROGRESS ROAD



OFFSITE PARKING
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EASTMAN TOOL LICENSE NO. 184003101

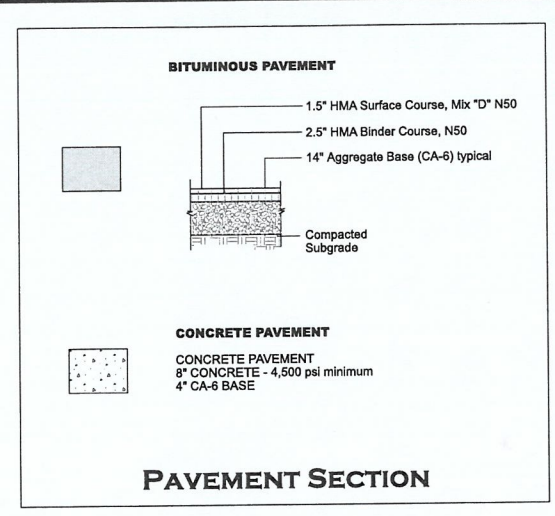
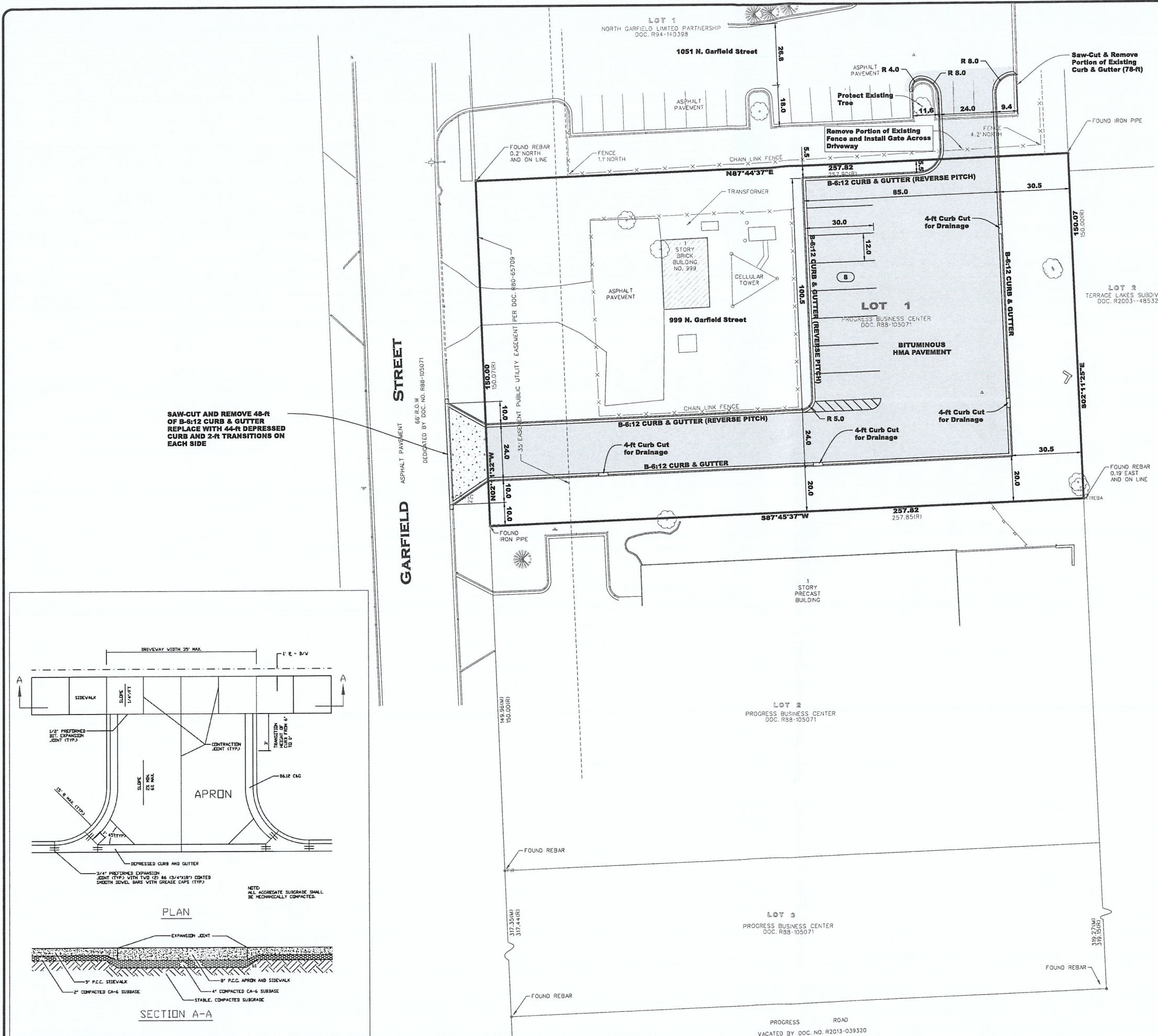
NO.	DATE	REVISION DESCRIPTION
1	01-17-2023	Revised per Village of Lombard review
2	06-05-2023	Revised per Village of Lombard review
3	06-14-2023	Revised to Official Parking Layout
4	07-31-2023	Close Property Connection Drive North

Section Township Range
DuPage: SW4 32-40N-11E

JOB # 44710 SURV: JCV
DRAWN: RLS REVIEW: SMR
SCALE: 1"=20' DATE: 12-05-2022
SHEET NAME

EXISTING CONDITIONS

SHEET # **C-1**

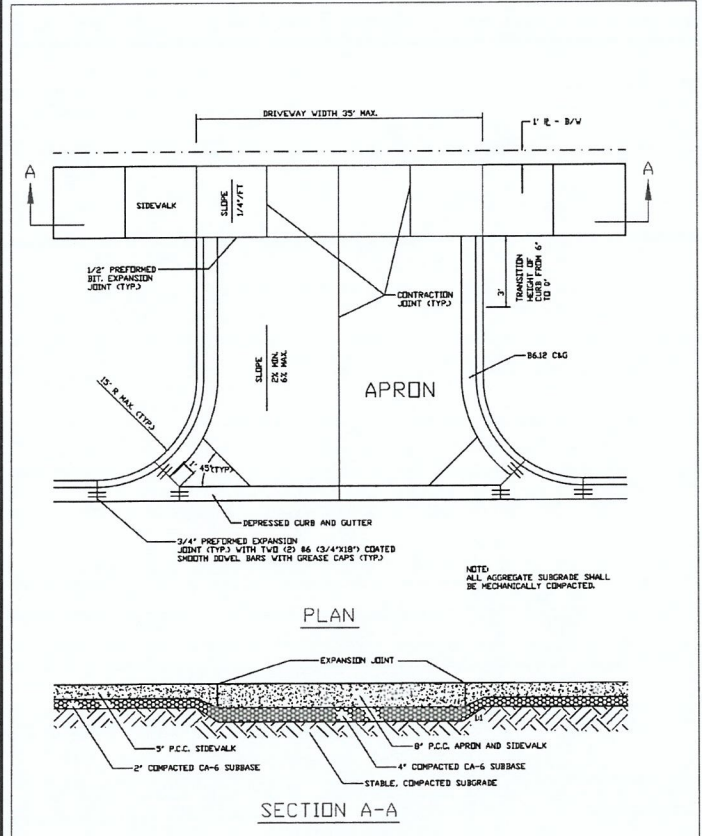


999 GARFIELD SITE DATA TABLE:

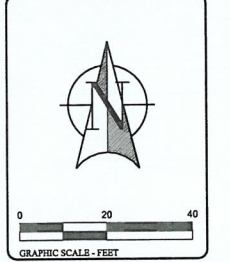
PROPERTY AREA = 38,683 sq-ft = 0.888 acre
 EXISTING IMPERVIOUS AREA = 4,343 sq-ft (includes drive apron in R.O.W.)
 PROPOSED (NET NEW) IMPERVIOUS AREA = 15,031 sq-ft (includes drive apron in R.O.W.)

1051 GARFIELD SITE DATA TABLE:

EXISTING IMPERVIOUS AREA = 853 sq-ft (within limits of disturbance)
 PROPOSED IMPERVIOUS AREA = 1,081 sq-ft (within limits of disturbance)
 NET NEW IMPERVIOUS AREA = 228 sq-ft



REV: 1	TH: (TEG)	REV: 01-15-20	COMMERCIAL DRIVEWAY APRON
REV: 2	BD	REV: 10-27-15	VILLAGE OF LOMBARD
REV: 3	VSJ	DATE: 2-16-22	PAVEMENT 7



OFFSITE PARKING
999 N. GARFIELD STREET, LOMBARD, IL 60148

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 242 N. York Street
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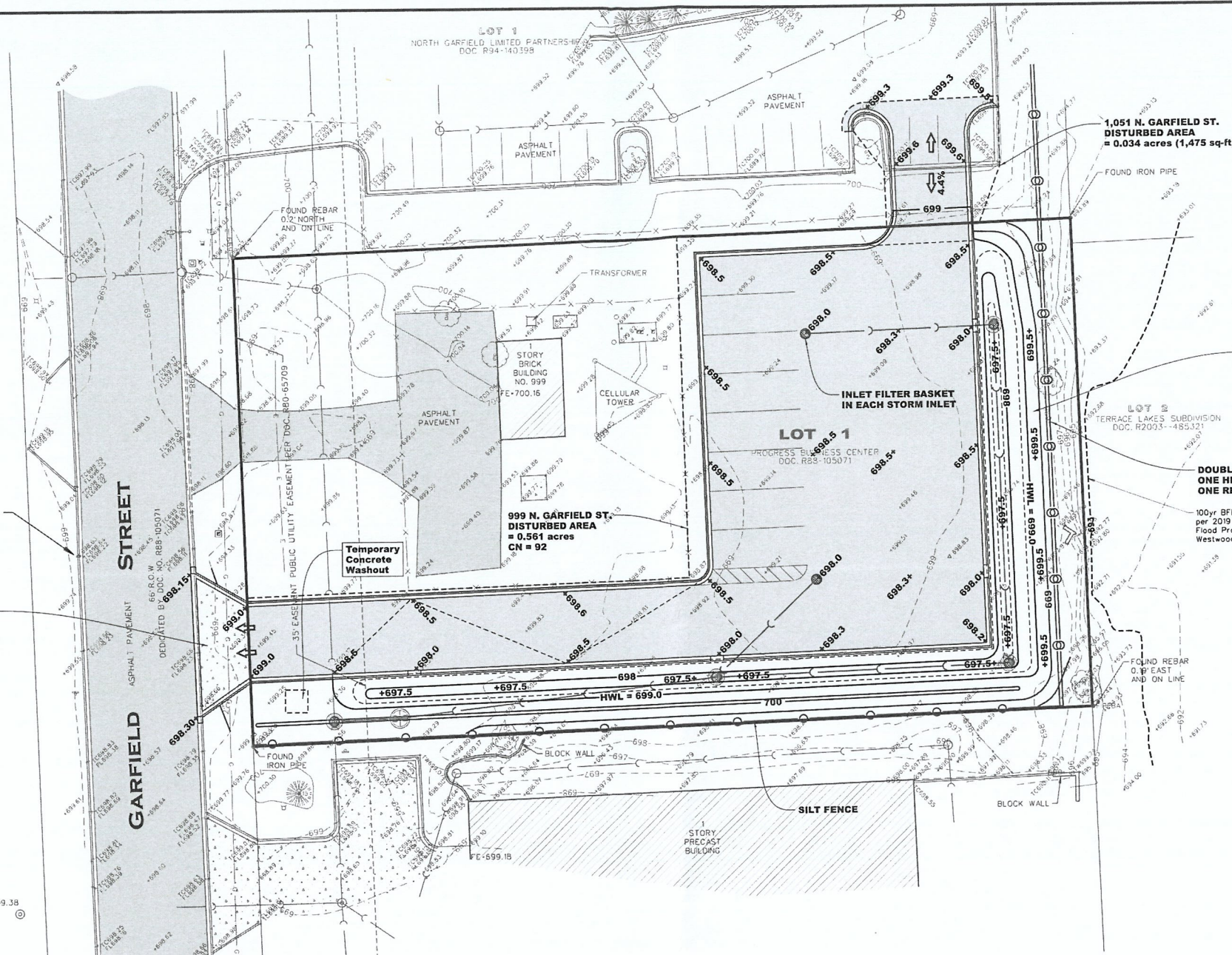
REV#	DATE	REVISION DESCRIPTION
1	01-17-2023	Revised per Village of Lombard review
2	06-05-2023	Revised per Village of Lombard review
3	06-14-2023	Revised to Offsite Parking Layout
4	07-31-2023	Cross Property Connection Drive North

Section: Township Range
 DuPage: SW/4 32-40N-11E

JOB # 44710 SURV: JCV
 DRAWN: RLS REVIEW: SMR
 SCALE: 1"=20' DATE: 12-05-2022
 SHEET NAME

PAVING & LAYOUT

SHEET # **C-2**



SITE BENCHMARK
CUT CROSS IN CURB
ELEVATION = 698.66 NAVD 88

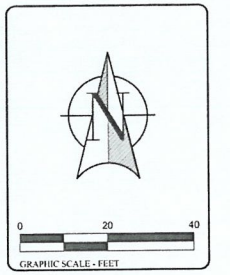
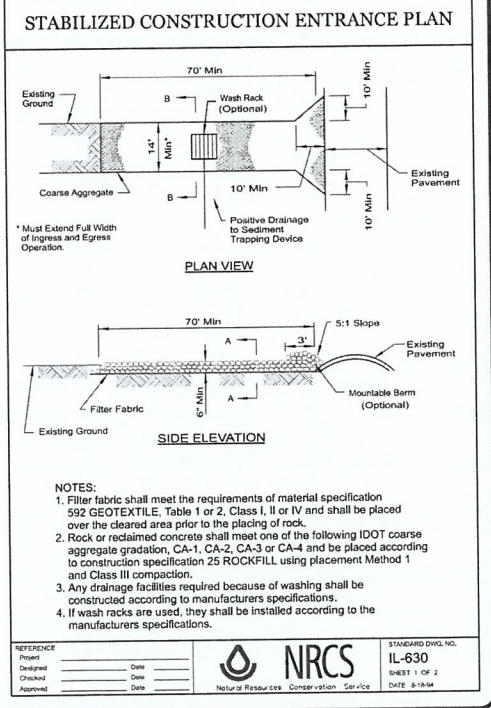
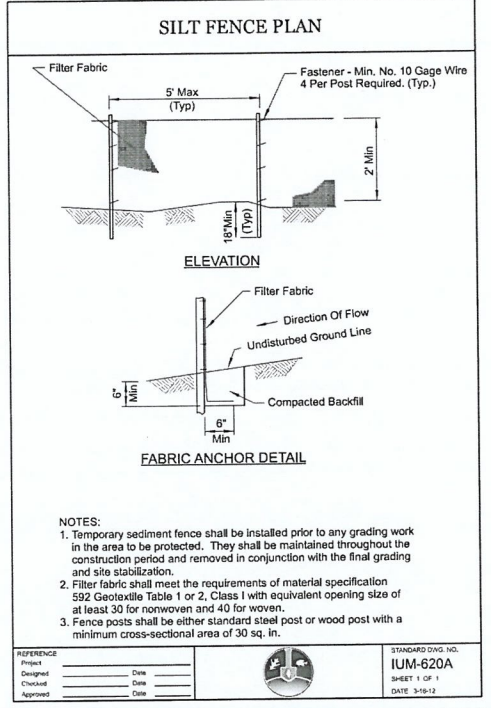
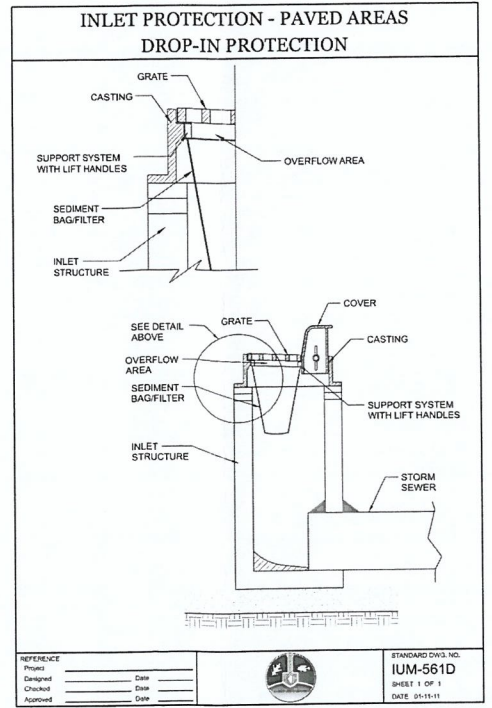
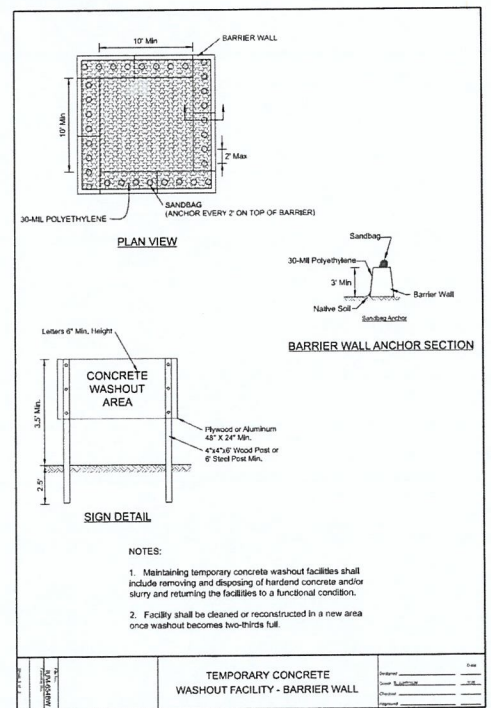
CONSTRUCTION ENTRANCE AT PROPOSED DRIVEWAY LOCATION

DETENTION SUMMARY
Bottom = 697.5
HWL = 698.96 per WinTR-20
Overflow = 699.0 at Driveway to Garfield St.
Required Volume = 0.270 ac-ft (at HWL)
Proposed Volume = 0.278 ac-ft (at overflow)

DOUBLE-ROW SILT FENCE
ONE HIGH VISIBILITY ROW
ONE REGULAR ROW
100yr BFE = 693.0
per 2019 FIS
Flood Profile 17SP
Westwood Creek (SCWC)

EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS DISTURBED ON THE SITE. MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, AS AMENDED.
2. SOIL DISTURBANCE SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES EROSION. AREAS OF THE DEVELOPMENT SITE THAT WILL NOT BE GRADED SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC OR OTHER DISTURBANCE.
3. CHANNELS AND ADJOINING PROPERTIES SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. WHERE CONCENTRATED FLOW LEAVES A DEVELOPMENT SITE, EFFECTIVE ENERGY DISSIPATION SHALL BE PLACED ON-SITE AT DISCHARGE LOCATIONS.
4. THE USE OF STRAW BALES AS A FILTER BARRIER OR DITCH CHECK IS PROHIBITED.
5. SILT FENCES CAN BE USED TO INTERCEPT SHEET FLOW ONLY. SILT FENCES CANNOT BE USED AS VELOCITY CHECKS IN DITCHES OR SWALES. NOR CAN THEY BE USED WHERE THEY WILL INTERCEPT CONCENTRATED FLOWS.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.
7. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
8. ALL DISCHARGES TO UNDISTURBED AREA, STABILIZED AREA OR WATERCOURSE SHALL BE DESIGNED AT A NON-EROSIVE VELOCITY CORRESPONDING TO THE SOIL AND VEGETATIVE COVER OF THE UNDISTURBED AREA.
9. ALL STORM SEWERS, STORM DRAIN INLETS AND CULVERTS THAT ARE, OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY SEDIMENT CONTROL MEASURES. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
10. A STABILIZED CONSTRUCTION ENTRANCE OF AGGREGATE UNDERLAIN WITH FILTER CLOTH OR GRAVELED ROAD, OR ACCESS DRIVE, OR PARKING AREA OF SUFFICIENT WIDTH AND LENGTH, AND/OR VEHICLE WASH DOWN FACILITIES, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED OR DEPOSITED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED IMMEDIATELY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
11. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED, AS NECESSARY, TO DIRECT ALL RUNOFF THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G. SEDIMENT TRAP, SEDIMENT BASIN OR OTHER APPROPRIATE MEASURE).
12. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER.
13. STOCKPILES TO REMAIN IN PLACE MORE THAN THREE DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES.
14. ALL EROSION CONTROL MEASURES SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.



OFFSITE PARKING
999 N. GARFIELD STREET, LOMBARD, IL 60148

Prepared For:
DELANI GROUP
242 N. York Street
Evanston, IL 60201
TEL: 847.907.1519

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WEBSTER, MCGRATH & AHLBERG, LTD.
Civil Engineers, Surveyors, Landscape Architects
242 N. York Street
Evanston, IL 60201
TEL: 847.907.1519

BY	DATE	REVISION DESCRIPTION
RLS	01-17-2023	Revised per Village of Lombard review
RLS	04-05-2023	Revised per Village of Lombard review
RLS	05-14-2023	Revised to Office Parking Layout
RLS	07-31-2023	Cross Property Connection Drive North

Section 1600-10-10-10
DuPage: SW/4 32-40N-11E
JOB # 44710 SURV: JCV
DRAWN: RLS REVIEW: SMR
SCALE: 1"=20' DATE: 12-05-2022
SHEET NAME
GRADING & EROSION CONTROL
SHEET 4
C-3

SITE BENCHMARK
CUT CROSS IN CURB
ELEVATION = 698.66 NAVD 88

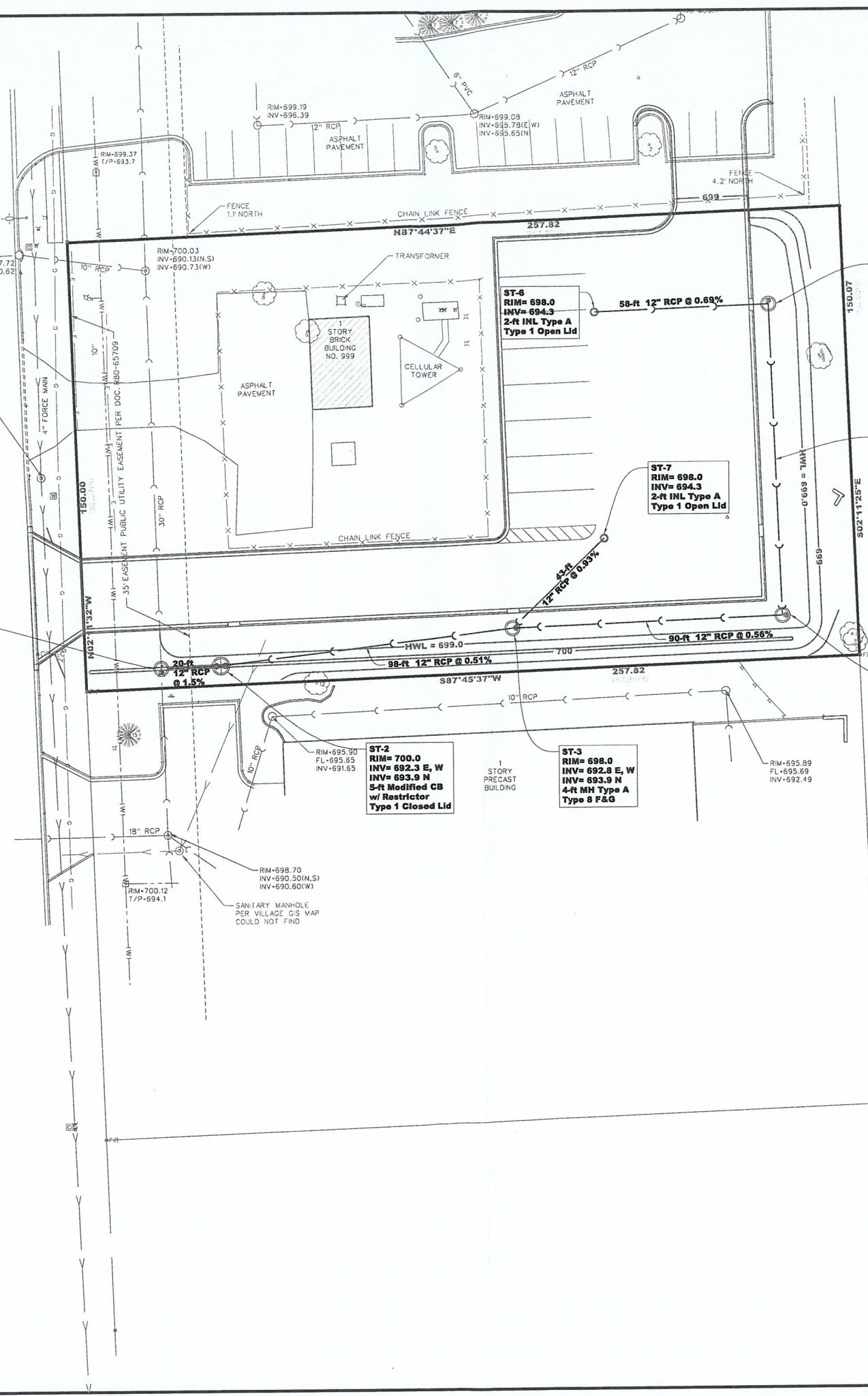
ST-1:
RIM= 700.0
INV= 690.4 N, S (match)
INV= 692.0 E
5-ft MH Type A
Type 1 Closed Lid

RIM-699.38

RIM-699.50
INV-695.30(S)
INV-697.2(N)
PRESSURE
DISCHARGE(N)

STREET

GARFIELD



ST-2
RIM= 700.0
INV= 692.3 E, W
INV= 693.9 N
5-ft Modified CB
w/ Restrictor
Type 1 Closed Lid

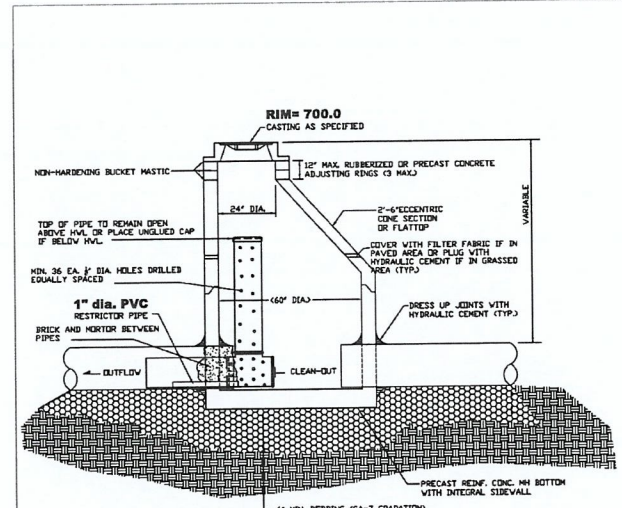
ST-3
RIM= 698.0
INV= 692.8 E, W
INV= 693.9 N
4-ft MH Type A
Type 8 F&G

ST-4
RIM= 698.0
INV= 693.3
4-ft MH Type A
Type 8 F&G

ST-7
RIM= 698.0
INV= 694.3
2-ft INL Type A
Type 1 Open Lid

ST-6
RIM= 698.0
INV= 694.3
2-ft INL Type A
Type 1 Open Lid

ST-5
RIM= 698.0
INV= 693.9
4-ft MH Type A
Type 8 F&G



GENERAL NOTES:

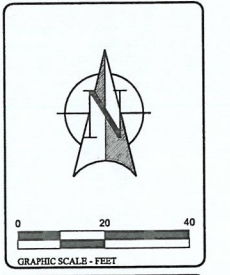
- RESTRICTOR PIPE MATERIAL CAN BE SCHEDULE 40 PVC PIPE.
- 4" DIA. 100' BS PVC PIPE GROUTED INTO THE OUTLET PIPE. EXTEND RESTRICTOR PIPE INTO VISIBLE AREA OF TEE FOR VERIFICATION.
- CASTINGS SHALL HAVE FACTORY INSTALLED O-RING GASKETS.
- HANDLE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH HANDLE TYPE A (STORM 1) SPECIFICATIONS.

ST-2

RESTRICTOR DETAIL

VILLAGE OF LOMBARD
STORM 19

REV.	BY	DATE	REV.	BY	DATE
1	DRG	5-15-15	1	DRG	5-15-15
2	DRG	8-23-16	2	DRG	8-23-16
3	DRG	9-01-16	3	DRG	9-01-16



OFFSITE PARKING
999 N. GARFIELD STREET, LOMBARD, IL 60148

Prepared For:
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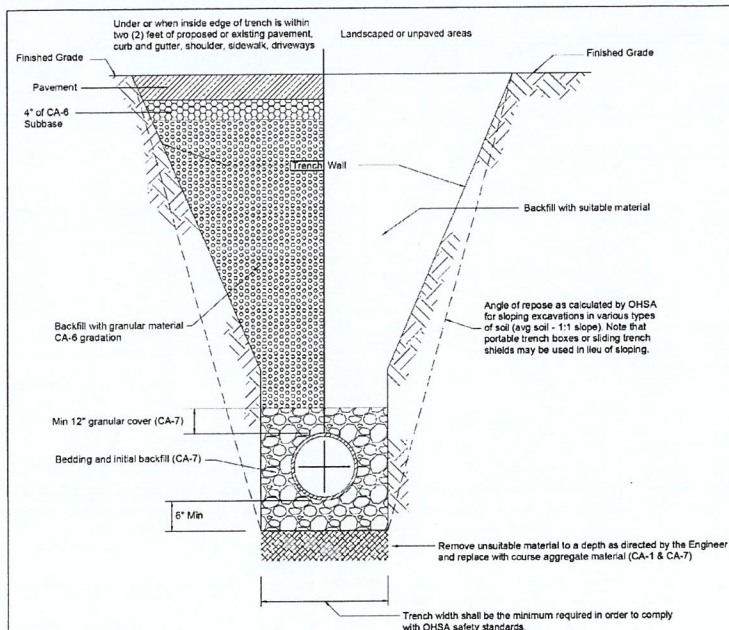
REV#	DATE	REVISION DESCRIPTION	BY	CHK
1	01-17-2023	Revised per Village of Lombard review	RLS	RLS
2	06-02-2023	Revised per Village of Lombard review	RLS	RLS
3	06-14-2023	Revised to Offsite Parking Layout	RLS	RLS
4	07-31-2023	Cross Property Connection Drive North	RLS	RLS

Section- Township- Range
DupPage: SW¼ 32-40N-11E

JOB # 44710 SURV: JCV
DRAWN: RLS REVIEW: SMR
SCALE: 1"=20' DATE: 12-05-2022
SHEET NAME

UTILITY PLAN

SHEET # **C-4**



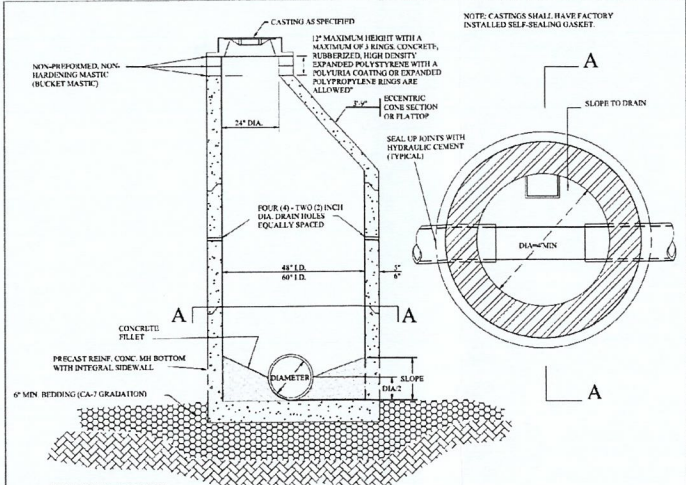
- GENERAL NOTES:**
- The contractor shall comply with all applicable governing regulations, including but not limited to OSHA safety standards.
 - Bedding thickness shall be a minimum of six (6) inches or one quarter (1/4) of the outside diameter of the pipe, whichever is greater.
 - All bedding and pipe backfill material (up to a height of 12 inches above the pipe) shall be carefully deposited in uniform layers not exceeding 6 inches thick (loose measure). Each lift shall be compacted by mechanical means to the satisfaction of the Engineer.
 - Under paved and/or hard surfaces, granular backfill material (CA-6) shall be placed and compacted as specified by the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, Section 550.01 Method 1. The use of jacking (Method 3) shall not be allowed unless authorized in writing by the Village Engineer. It shall be the contractor's responsibility to provide appropriate justification (in the form of documentation) to the Village Engineer with the request for the approval of jacking.
 - Granular material for backfill and bedding shall be gravel, crushed gravel, or stone meeting the requirements of the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction for coarse aggregate of the gradation specified. No recycled concrete shall be allowed.
 - Under landscaped areas suitable backfill material shall be placed and compacted as specified in Note 4. The use of jacking (Method 3) shall not be allowed unless authorized in writing by the Village Engineer. It shall be the contractor's responsibility to provide appropriate justification (in the form of documentation) to the Village Engineer with the request for the approval of jacking.
 - When the inside edge of the trench is within two (2) feet of the proposed or existing pavement, curb and gutter, sidewalk, or driveway, granular material per note 4 shall be used.
 - The minimum cover over the top of the rigid pipe shall be one (1) foot below the paved or landscaped finished grade. The minimum cover over the top of a flexible pipe, up to and including forty-eight (48) inches in diameter, shall be one (1) foot below the paved or landscaped finished grade. The minimum cover over the top of a flexible pipe, greater than forty-eight (48) inches in diameter, shall be one (1) foot below the paved or landscaped finished grade.
 - The maximum trench width allowed for placement of backfill shall be 18 inches plus the outer pipe diameter when the trench depth is less than 5 feet from outside to the pipe invert or 30 inches plus the outer pipe diameter when the trench depth is 5 feet or greater.

REV: BBW	REV: 3-3-21	STORM SEWER TRENCH SECTION		VILLAGE OF LOMBARD
REV: CEI	REV: 1-14-20			STORM 11 (PW ENGINEERING)
DRAWN BY: VJGL	DATE: 2-16-98			

GENERAL NOTES CONT:

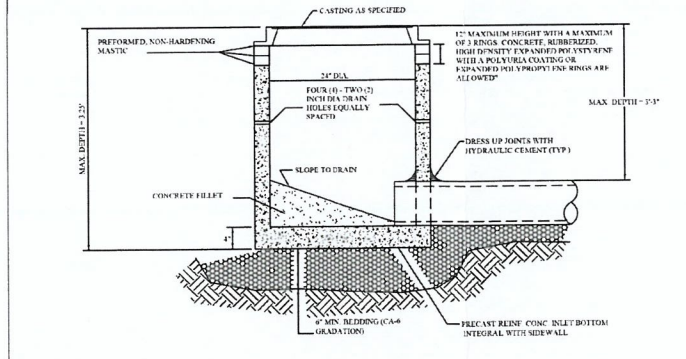
- BACKFILL MATERIAL CONSISTING OF SUITABLE EXCAVATED MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING TWELVE (12) INCHES THICK (LOOSE MEASURE) AND EACH LAYER SHALL BE COMPACTED BY RAMMING OR TAMPING TO ACHIEVE THE REQUIRED COMPACTION. JETTING OF THIS MATERIAL MAY BE PERMITTED WHEN AUTHORIZED IN WRITING BY THE VILLAGE ENGINEER. IT SHALL BE THE DESIGN ENGINEER OF THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT APPROPRIATE JUSTIFICATION AND DOCUMENTATION (SOILS INVESTIGATION REPORTS, ETC.) TO THE VILLAGE ENGINEER WITH THE REQUEST FOR APPROVAL OF JETTING.
- GRANULAR MATERIAL FOR BACKFILL AND BEDDING SHALL BE GRAVEL, CRUSHED GRAVEL, OR STONE MEETING THE REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR COARSE AGGREGATE OF THE GRADATION SPECIFIED. NO RECYCLED CONCRETE SHALL BE ALLOWED.
- MINIMUM COVER OVER THE TOP OF PIPE SHALL BE SIX (6) INCHES BELOW FINISHED SUBGRADE IN PAVED AREAS AND TWELVE (12) INCHES BELOW FINISHED GRADE IN LANDSCAPE AREAS.
- THE BEDDING THICKNESS SHALL BE EQUAL TO ONE-QUARTER (1/4) OF THE OUTSIDE DIAMETER OF THE PIPE BUT NOT LESS THAN SIX (6) INCHES.

REV: CEI	REV: 2-12-15	STORM SEWER TRENCH SECTION		VILLAGE OF LOMBARD
REV: ERH	REV: 3-17-99			STORM-11A
DRAWN BY: ERH	DATE: 2-16-98			



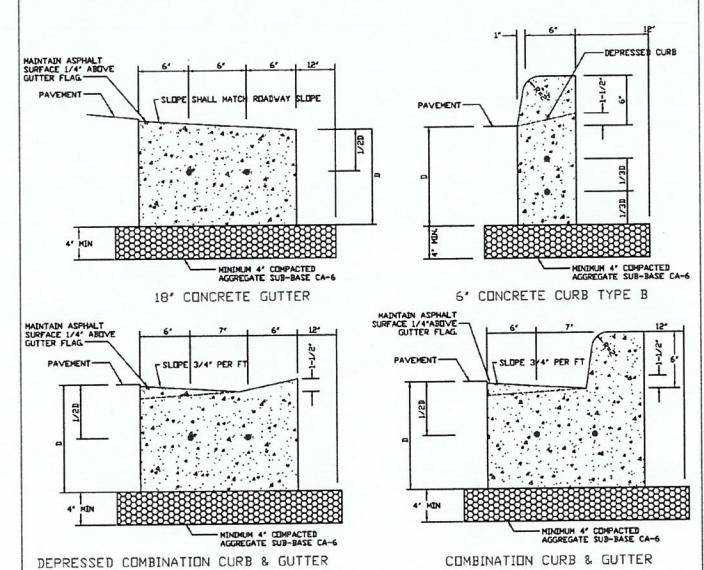
- GENERAL NOTES:**
- Only precast reinforced concrete barrel and riser sections are allowed.
 - Provide granular backfill around the manhole to subgrade elevation in paved areas. Materials shall meet the requirements of IDOT "Standard Specifications for Road and Bridge Construction" for coarse aggregate CA-6 gradation.
 - Apply a continuous layer of non-hardening preformed bituminous mastic material (RU 100 RUBR-NEK by Henry, EZ-Stick by Press-Seal Corporation or an approved substitution) to each joint below the bottom of the cone or flat top.
 - When the frame does not meet the proposed elevations, adjusting rings shall be used for final adjustment. A maximum of 3 adjusting rings may be used up to a maximum height of 12 inches. Concrete, Rubberized, High Density Expanded Polystyrene with a Polyurea coating or Expanded Polypropylene rings may be used (all rings must be IDOT approved). Concrete rings may be no less than 3 inches thick. Each ring shall be sealed underneath the frame per the product manufacturer's specifications with the approval of the Engineer.
 - Precast adjusting rings shall be reinforced with No. 3 gauge wire and shall have a minimum thickness of 3 inches.
 - Within non-paved areas mortar shall only be used to dress up adjusting rings and/or the frame on the exterior of the structures. Mortar is not permitted on the inside of the rings and/or the frame.
 - When specified, plastic polymer steps shall be used. Steps shall not extend beyond the outside of the structure, refer to Village detail STORM 13.
 - When the manhole depth is over 12 feet, the thickness of the base shall be a minimum of 10 inches. When the manhole depth is less than 12 feet, the thickness shall be a minimum of 8 inches.
 - In paved areas drain holes/weep holes shall be covered with filter fabric. Filter fabric shall be secured to the outside of the structure prior to backfill.
 - In grass areas drain holes/weep holes shall be plugged with hydraulic cement.

REV: BBW	REV: 02-18-21	MANHOLE TYPE A		VILLAGE OF LOMBARD
REV: JCB	REV: 04-23-18			STORM 1
DRAWN BY: VJGL	DATE: 05-16-98			



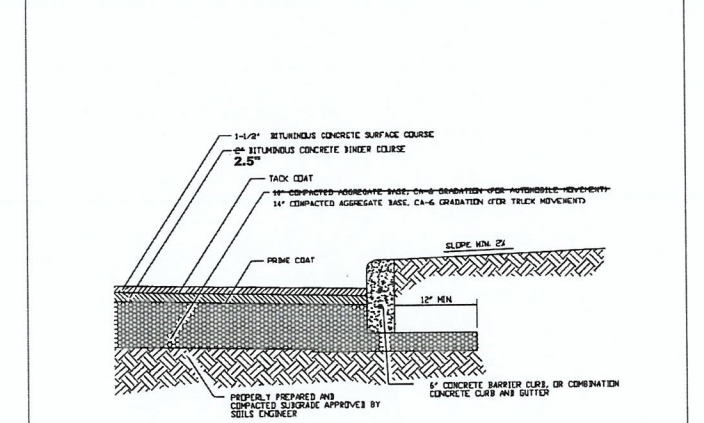
- GENERAL NOTES:**
- Only precast reinforced concrete barrel and riser sections are allowed.
 - Provide granular backfill around the inlet to subgrade elevations in paved areas. Material shall meet the requirements of IDOT "Standard Specifications for Road and Bridge Construction" for coarse aggregate CA-6 gradation.
 - When the frame does not meet the proposed elevation, adjusting rings shall be used for final adjustment. A maximum of three (3) adjusting rings may be used up to a maximum height of twelve (12) inches. Concrete, rubberized, high density expanded polystyrene with a polyurea coating or expanded polypropylene rings may be used (all rings must be IDOT approved). Concrete rings may be no less than three (3) inches thick. Each ring shall be sealed underneath the frame per the product manufacturer's specifications with the approval of the engineer.
 - Precast adjusting rings shall be reinforced with a No. 3 gauge wire and shall have a minimum thickness of three (3) inches.
 - Mortar shall not be used to dress up adjusting rings and/or frame.
 - In paved areas, drain holes/weep holes shall be covered with filter fabric. The filter fabric shall be secured to the outside of the structure prior to backfilling.
 - In grassed areas, drain holes/weep holes shall be plugged with hydraulic cement.
 - If an IDOT type B grate casting is specified no mastic shall be allowed between the frame and the top ring or structure. A minimum of one rubber ring 1/4 inch thickness shall be placed between the frame and the top ring or structure. All excess material extending beyond the edge of the grate shall be trimmed flush.

REV: BBW	REV: 02-28-21	INLET TYPE A		VILLAGE OF LOMBARD
REV: JCB	REV: 04-23-18			STORM 2
DRAWN BY: VJGL	DATE: 02-16-98			



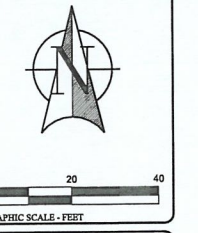
- GENERAL NOTES:**
- 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH TWO #6 COATED SMOOTH DOVEL BARS (3/4" DIAMETER X 18") WITH GREASED CAPS SHALL BE PLACED EVERY 45 FEET. THEY SHALL ALSO BE PLACED AT 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS, AND BACK OF CURB-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER, THE EXISTING CURB SHALL BE DRILLED AND TWO #6 COATED SMOOTH DOVEL BARS (3/4" DIAMETER X 18") SHALL BE GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER AND SHALL HAVE A PINCHED STOP THAT WILL PROVIDE A MINIMUM 1" EXPANSION.
 - TODDLED CONTROL JOINTS OR SAWCUTS SHALL BE MADE EVERY 15 FEET.
 - SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS AND SEALED WITH A VILLAGE APPROVED JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.
 - TWO (2) #4 REBARS SHALL BE PLACED CONTINUOUS THROUGHOUT THE CURB AND GUTTER.
 - THE MINIMUM DEPTH OF THE CURB SHALL BE 9".

REV: DRG	REV: 03-25-16	CURB AND GUTTER		VILLAGE OF LOMBARD
REV: DRG	REV: 02-25-15			PAVEMENT B
DRAWN BY: VJGL	DATE: 2-16-98			



- GENERAL NOTES:**
- Dimensions shown are minimum values. Soil analysis and traffic counts shall be used for determining required pavement section.
 - Integral curb and gutter shall not be permitted with rigid or composite pavements.
 - The following materials are acceptable as base course alternatives:
 - Hot Mix Asphalt (HMA) Base Course
 - P.C. Concrete

REV: BBW	REV: 3-17-21	TYPICAL PARKING LOT PAVEMENT		VILLAGE OF LOMBARD
REV: ERH	REV: 3-29-99			PAVEMENT 13
DRAWN BY: VJGL	DATE: 2-16-98			



OFFSITE PARKING
999 N. GARFIELD STREET, LOMBARD, IL 60148

Prepared For:
DELANI GROUP
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REV	DATE	REVISION DESCRIPTION	BY	CHK
1	01-17-2023	Revised per Village of Lombard review	RLS	
2	08-04-2023	Revised per Village of Lombard review	RLS	
3	08-14-2023	Revised to Offsite Parking Layout	RLS	
4	07-31-2023	Close Property Connection Drive North	RLS	

Section: Township Maps
 DupPage: SW1/ 32-40N-11E
 JOB # 44710 SURV: JCV
 DRAWN: RLS REVIEW: SMR
 SCALE: 1"=20' DATE: 12-05-2022
 SHEET NAME

CIVIL DETAILS
 SHEET # **C-5**