



**VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION  
AGENDA ITEM**

**MEETING DATE: May 11, 2016**

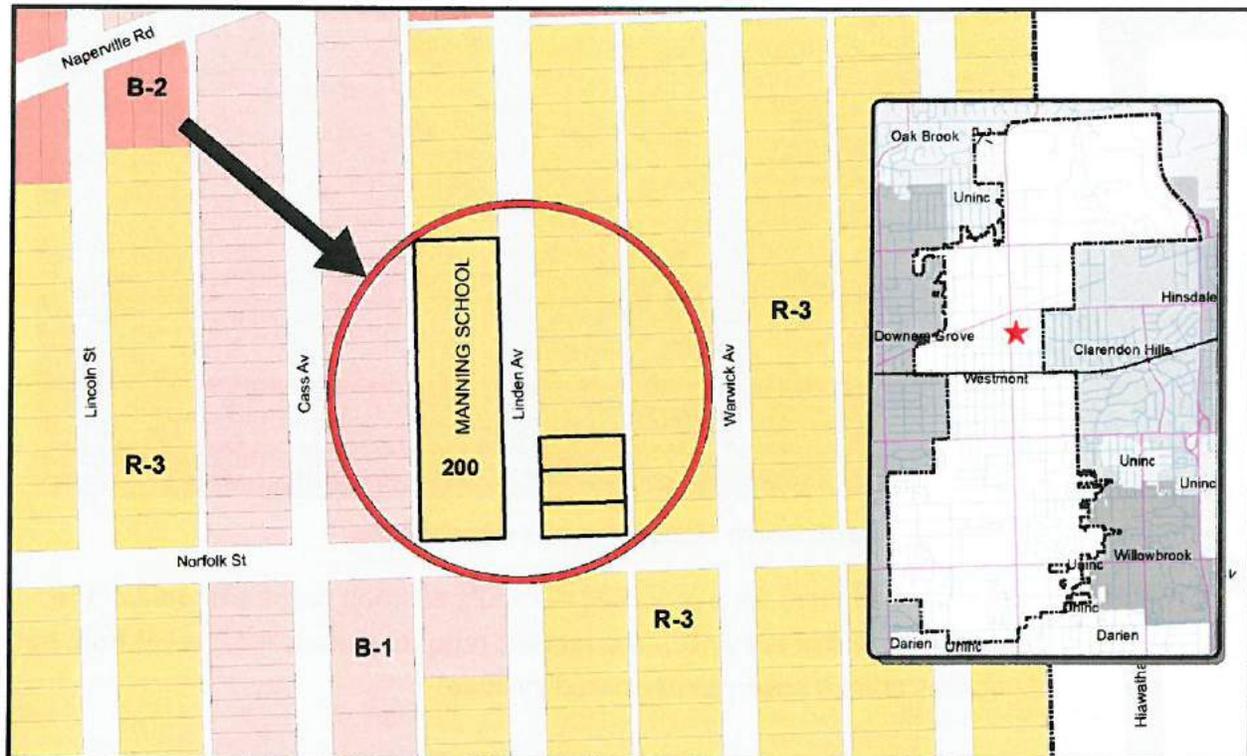
**P/Z 16-010**

**TITLE: Cashman Stahler Group, Inc. regarding improvements at J.T. Manning Elementary School, located at 200 North Linden Avenue, Westmont, IL 60559 for the following:**

- (A) Zoning Code Variance request for relief from the maximum allowable Floor Area Ratio (FAR) in the R-3 Single Family Detached Residence District.
- (B) Zoning Code Variance request for relief from the maximum allowable Lot Coverage in the R-3 Single Family Detached Residence District.
- (C) Site and landscaping approval to construct a building addition.

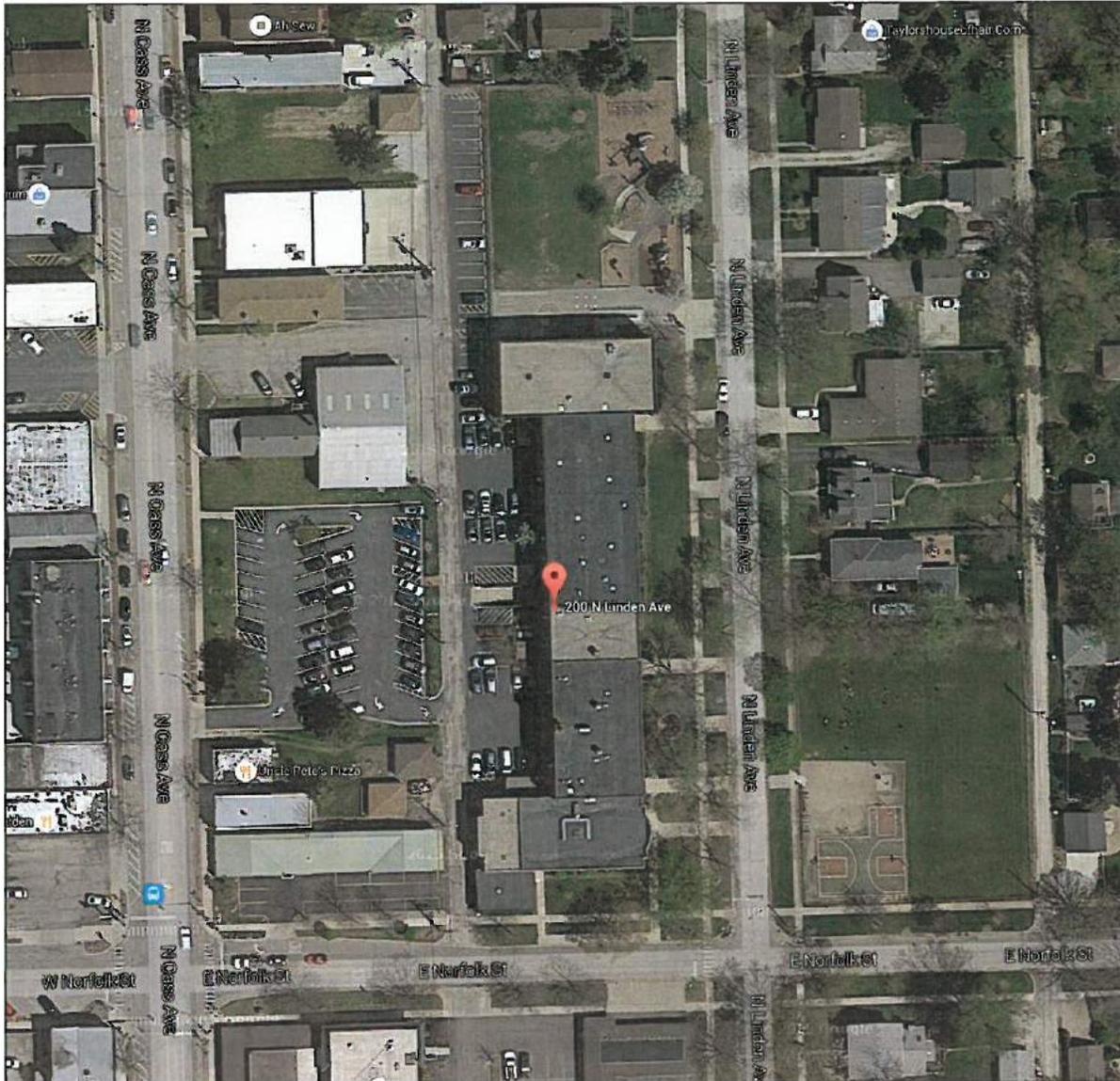
**BACKGROUND OF ITEM**

The Manning School campus is located on the north east corner of Norfolk Street and Linden Avenue, with an adjacent playground just to the east. The site is approximately 2.48 acres and comprises approximately 13 of the original lots from Block 3 in the Arthur T. McIntosh and Company's first addition to Westmont.



**200 North Linden Avenue Zoning Map**

The property is zoned R-3 Single Family Detached Residential District and is a permitted nonresidential use in the zoning designation. Properties to the east and north are zoned similarly and contain single-family homes. Properties to the west and immediate south are zoned B-1 Limited Business District.



**200 North Linden Avenue - Aerial Map**

The petitioner has submitted plans for a proposed vestibule addition to the east side of the school to serve as a secure visitor entrance. The request requires variances for relief from both the maximum floor area and lot coverage permitted by code.

As a record of the improvements the Village has additionally required Site and Landscaping approval as it applies to the addition.

**ZONING ANALYSIS**

The subject property is located in the R-3 Single Family Detached Residence District. The proposed construction will expand an existing entrance 277 square feet by adding a secured one-story vestibule with an additional 171 square feet of exterior improvements including a stairway and accessible ramp. The architectural character of the addition will match the brick facade of the existing school.

The expansion will increase the school’s existing non-conforming floor area ratio (FAR) and lot coverage as defined in Appendix “A”, Section 6.04 - Bulk and development standards in residence districts. A summary of requirements and requested variances are discussed below.



**200 North Linden Avenue**

***Density summary for variance requests***

The existing building on the site has an FAR of .61 based on 66,149 square feet, which exceeds the .5 allowed by code. The 277 square foot expansion increases the FAR to .62 and 66,426 square feet.

Maximum lot coverage permitted for the district is 35 percent. Currently the entire campus contains a total of 58,453 square feet of impervious surface, or 54 percent of lot coverage. The additional impervious adds 448 square feet, with resultant totals of 58,901 square feet and 55 percent in lot coverage.

**Sec. 6.04. - Bulk and development standards in residence districts.**

<i>R-3 District</i>	<i>Maximum floor area ratio</i>	<i>Maximum Lot Coverage</i>
Single-family detached dwelling	.50	35%
<b>Variance Requested:</b>	<b>.62 (increase of 24% from permitted or 2% of existing)</b>	<b>55% (increase of 55.8% from permitted or 0.8% of existing)</b>



**Addition proposed to right entrance**

**REVIEW COMMENTS**

**Engineering Synopsis** - The Village Engineer had determined prior to submission that the scope of the project would not trigger any engineering requirements from the Village. At staff request, the applicant submitted the project for review by the Kane-DuPage Soil and Water Conservation District which has determined that there would be no substantial effect. The Land Use Opinion has been included as an attachment.

While there is no substantial engineering effect, the Village is working with District 201 on a joint future stormwater project that will be located on the corner lot across Linden Avenue from the Manning School entrance. Stormwater detention will be located on this lot and the Village has completed Phase 1 Engineering. This would take into account any additional hard surface that is added from this project.

## **SUMMARY**

The applicant requests variances for relief from both the maximum FAR and lot coverage as required in the R-3 Single Family Detached Residential District.

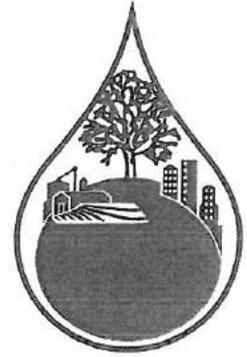
---

## **DOCUMENTS ATTACHED**

1. Public notice as published in the April 27, 2016 edition of the Westmont Progress.
2. Kane-Dupage Land Use Opinion dated April 22, 2016.
3. Application for variance, with associated application materials, dated April 01, 2016.
  - a. Boundary and Topographic Survey, prepared by Gentile and Associates, Inc., dated November 05, 2015.
  - b. Proposed Site Plan and Elevations, prepared by Cashman Stahler Group, dated April 1, 2016.
  - c. Landscape Plan, prepared by Cashman Stahler Group, dated April 15, 2016.



# Kane - DuPage Soil & Water Conservation District



April 22, 2016

Village of Westmont  
Jill Zielger and Kim Nicoll  
31 West Quincy St.  
Westmont, IL 60559

We have assigned number 16-034 to a Land Use Opinion Application from:

Eriksson Engineering Associates  
601 W. Randolph St. Suite 500  
Chicago IL 60661

The site location is:

Downers Grove Township  
Section 10, Township 38N, Range 11E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water Conservations Districts Act.

\_\_\_\_\_ Our review and comments will be sent to you on or before \_\_\_\_\_

According to the information received, this proposed land use change will not have a substantial effect on natural resources. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

A processing fee of \$65.00 has been retained.

Sincerely,

Jennifer Shroder  
Office Assistant

2315 Dean Street, Suite 100

St. Charles, Illinois 60175

(630) 584-7961x3

Fax: (630) 584-9534

[www.kanedupageswcd.org](http://www.kanedupageswcd.org)

All programs and services of the Kane-DuPage SWCD are offered on a nondiscriminatory basis, without regard to race, color, national origin, religion, sex, marital status, or handicap.



# Community Unit School District 201

*Serving families of Westmont, Clarendon Hills and Downers Grove since 1972*

April 1, 2016

Ms. Jill Ziegler  
Community Development Director  
Village of Westmont  
31 West Quincy Street  
Westmont, IL 60559

Dear Ms. Ziegler,

The Board of Education of Community Unit School District 201 (the "School District") is the owner of the J.T. Manning Elementary School comprising 2.48 acres and located at 200 North Linden Avenue in Westmont. The school has been located at this site since 1927 and serves families in Westmont, Clarendon Hills and Downers Grove.

In order to provide a more secure building for its students and staff, the School District is proposing to build a small 277 gross square foot one-story addition on the east side of the existing building. The addition will serve as the new secure visitor entrance to the building. The project also includes related interior renovations, construction of a new ADA compliant ramp, steps and new walk from the sidewalk to the addition.

Though the proposed addition is very small (a net 448 square feet increase of impervious surface), it does not comply with two zoning requirements - maximum floor area ratio (FAR) and maximum lot coverage. Refer to the attached zoning analysis and findings of fact for more information.

The School District submits this application for review and consideration by the Village in the spirit of intergovernmental cooperation. The School District looks forward to working with the Village in a collaborative manner in order to implement this project for the benefit of Community Unit School District 201, the Village, and the surrounding communities served by the School District. By submitting this application, however, the School District does not waive any rights it may have under the law in the unlikely event that the Village zoning process or result unreasonably restricts the School District's ability to pursue the project and meet the essential program needs for its students.

Over the years, the School District has been a cooperative and successful governmental partner of the Village. The School District looks forward to continuing that partnership with the development of this project. The School District will be happy to answer any questions. Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Carey", is written over the typed name and title.

Mr. Kevin Carey  
Superintendent  
Community Unit School District 201

**Administrative Offices**  
**Early Childhood Center**  
133 South Grant Street  
Westmont, Illinois 60559  
Phone: 630.468.8000  
Fax: 630.969.9022

**Manning**  
**Elementary School**  
200 North Linden Avenue  
Westmont, Illinois 60559  
Phone: 630.468.8050  
Fax: 630.969.2492

**Miller**  
**Elementary School**  
125 West Traube Avenue  
Westmont, Illinois 60559  
Phone: 630.468.8300  
Fax: 630.969.5401

**Westmont**  
**Junior High School**  
944 North Oakwood Drive  
Westmont, Illinois 60559  
Phone: 630.468.8200  
Fax: 630.654.2203

**Westmont**  
**High School**  
909 North Oakwood Drive  
Westmont, Illinois 60559  
Phone: 630.468.8100  
Fax: 630.654.2758



VILLAGE OF WESTMONT  
COMMUNITY DEVELOPMENT DEPARTMENT  
630-981-6267

<i>Office Use Only</i>	
Applicant #:	_____
Submission Date:	_____
Title:	_____

**APPLICATION FOR:**

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation/Pre-Annexation Hearing  | <input type="checkbox"/> Appeal from Decision of Zoning Official                     |
| <input type="checkbox"/> Map Amendment                      | <input type="checkbox"/> Planned Development   |
| <input type="checkbox"/> Right-of-Way Dedication            | <input type="checkbox"/> Site/Landscaping Plan                                       |
| <input type="checkbox"/> Special-Use Permit 09-10-100-017   | <input type="checkbox"/> Subdivision/Consolidation/Lot Split (Preliminary)           |
| <input type="checkbox"/> Text Amendment 09-10-101-017       | <input checked="" type="checkbox"/> Zoning Variation /Land Development Code Variance |
| <input type="checkbox"/> DESCRIPTION OF SITE: 09-10-101-018 |  |
|   | 09-10-101-019  |

Common Description (Street Address): J.T. Manning Elementary School, 200 N. Linden Avenue

PIN Number: \_\_\_\_\_ Current Zoning and Land Use: R-3 District, Single-Family Detached Residence

Existing Structures & Signs: Existing elementary school.

Significant natural amenities (slope, vegetation, water bodies, rock outcroppings, floodplain, and other development restrictions): None.

**PETITIONER INFORMATION:**

Mr. Stephen J. Cashman, AIA  
Cashman Stahler Group, Inc.

Petitioner (and corporation if applicable): \_\_\_\_\_

Street Address: 1910 S. Highland Avenue, Suite 310

City, State & Zip Code: Lombard, IL 60148

Daytime Telephone Number: (630) 656-1104

Email Address: scashman@cashmanstahler.com

Relationship of Petitioner to Property: School district architect.

**PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):**

Mr. Kevin Carey

Property owner (s) (and corporation if applicable) (list all beneficiaries of Trust): Superintendent

Community Unit School District 201

Street Address: 133 S. Grant Street

City, State & Zip Code: Westmont, IL 60559

Daytime Telephone Number: (630) 468-8006

Email Address: kcarey@cusd201.org

**PROJECT STAFF (If applicable):**

Developer: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Attorney: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Engineer: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Architect: Cashman Stahler Group, Inc.

Telephone Number: (630) 656-1104 Email: scashman@cashmanstahler.com

Landscape Architect: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Each Applicant is solely responsible for compliance with the provisions of the Village of Westmont Zoning Ordinance, Land Development Ordinance, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of matters coming before the Planning and Zoning Commission and Village Board. Should this be an application for a parking variance in the B-1 Limited Business District, the applicant acknowledges that Ordinance No. 10-67 requires the payment of a cash-in lieu fee for waived parking spaces.

The undersigned request(s) approval of this petition and further certify(ies) on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my/our knowledge and belief. By signing below, the applicant and/or property owner grant express permission to Village of Westmont staff and officials to inspect the premises as necessary in relation to this application.

By signing below, the applicant and/or property owner acknowledges that the *submission fees are non-refundable*.

**PETITIONER SIGNATURE:**

Type or print name: Stephen J. Cashman

Signature: *Stephen J. Cashman*

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 29 DAY OF March, 2016

*Rima D. Black*  
Notary Public



**OWNER SIGNATURE:**

Type or print name: Kevin Carey

Signature: *Kevin Carey*

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 29 DAY OF March, 2016

*Rima D. Black*  
Notary Public





## Cashman Stahler Group

April 1, 2016

Ms. Jill Ziegler  
Community Development Director  
Village of Westmont  
31 West Quincy Street  
Westmont, IL 60559

### Re: Zoning Variance Application J.T. Manning Elementary School Findings of Fact & Zoning Analysis

J.T. Manning Elementary School  
200 N. Linden Avenue  
Westmont, IL

#### Findings of Fact

- I. **Standard:** The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - A. **School District Response:** This standard does not apply to this elementary school property because the School District does not seek financial returns on its property ownership.
  
- II. **Standard:** The plight of the owner is due to unique circumstances.
  - A. **School District Response:** The public elementary school property is inherently unique in this zoning district. The plight of the School District is due to these unique circumstances.
    1. J.T. Manning Elementary School was first constructed in 1927 with additions in 1946, 1955 and 1965. It is existing 66,149 square foot three-story non-conforming building regarding these two zoning requirements:
      - a. Maximum floor area ratio (FAR)
      - b. Maximum lot coverage.
    2. The proposed 277 square foot secure entrance addition will have a very small impact on both existing non-conformities and is required to improve the safety and security of students and staff:
      - a. FAR: Increase of 1.64%
      - b. Max. Lot Coverage: Increase of 0.077%
  
- III. **Standard:** The variation, if granted, will not alter the essential character of the locality.
  - A. **School District Response:** The essential character of the locality is a neighborhood elementary school surrounded by single family residences. The character of the neighborhood will be maintained and unaffected by the variation.

#### Zoning Analysis

- IV. **Zoning District (Sec. 5.01):**
  - A. R-3 District, Single-Family Detached Residence (2014 Zoning Map)
    1. To North & East: R-3
    2. To South: B-1 (Limited Business)
    3. To West: B1



**Cashman Stahler Group**

---

4. Note: All schools are in R-3 zoning districts.

**V. Existing Lot Information:**

- A. **Legal Description:** Lots 10 thru 18 in Block 4 and Lots 21 thru 23 in Block 3 in Arthur T. McIntosh and Company's First Addition to Westmont.
- B. **Lot Area:**
  1. School Lots (Lots 10-18): 81,000 square feet or 1.86 acres
    - a. 150.00' x 540.00'
    - b. Impervious Area: 51,941 SF or 0.64 (64%)
      - (1) Building footprint: 26,121 SF.
      - (2) Pavement: 25,820 SF.
      - (3) Grass Area: 29,059 SF.
  2. Playground Lots (21-23): 27,000 square feet or 0.62 acres
    - a. 150.00' x 180.00'
    - b. Impervious Area: 2,965 SF or 0.11 (11%)
    - c. Grass or Gravel Area: 24,035 SF.
      - (1) Pavement: 2,965 SF.
  3. Total Property: 108,000 square feet or 2.48 acres.
    - a. Impervious Area: 54,906 SF or 0.51 (51%)
    - b. Grass or Gravel Area: 53,094 SF.

**VI. Existing Building Information:**

- A. **Existing Gross Building Area:** 66,149 gross square feet
  1. Lower Level: 19,755 GSF
  2. First Floor: 26,121 GSF
  3. Second Floor: 20,273 GSF
- B. **Existing Building Height:** ~33'-0" above grade
  1. Lower Level:
    - a. ~ 7'-0" below grade (varies)
  2. First Floor:
    - a. ~ 3'-8 1/2" above grade (varies)
    - b. 11'-0" above first floor (varies)
  3. Second Floor: 12'-11" above first floor

**VII. Proposed Project Data:**

- A. Gross Area of Addition: 277 GSF (11'-8" x 23'-4")
- B. Height of the Addition: 17'-0" above grade, one-story
- C. Existing impervious surface steps and walk to be demolished: 388 square feet.
- D. Proposed impervious surface: 836 square feet.
- E. Change of impervious surface: 448 square feet.

**VIII. Permitted Uses and Special Uses in Residence Districts (Sec. 6.02):**

- A. Nonresidential Uses:
  1. (9) Schools, elementary, junior high, high, junior college or college, nonboarding:
    - a. **Permitted Use**
    - b. Special Conditions: None



Cashman Stahler Group

- IX. **Bulk and Development Standards in Residence Districts (Sec. 6.04):**
- A. **Minimum Lot Area:**
    - 1. Nonresidential uses: 20,000 square feet
      - a. Actual: 81,000 square feet (complies)
  - B. **Minimum Lot Width:**
    - 1. Nonresidential uses: 100 feet
      - a. Actual: 150 feet (complies)
  - C. **Maximum Floor Area Ratio:**
    - 1. Non residential uses: 0.50 or 54,000 GSF (108,000 SF total lot area)
      - a. Existing Floor Area: 66,149 GSF
      - b. **Existing FAR: (does not comply, existing non-conformance)**
        - (1) Actual Floor Area Ratio: 0.61
      - c. **Proposed Floor Area:** 66,426 GSF.
      - d. **Proposed FAR: (does not comply, existing non-conformance)**
        - (1) Proposed Floor Area: 66,426 GSF, (277 additional SF)
        - (2) Actual: 0.62
          - (a) A change of 0.00256
  - D. **Maximum Lot Coverage:**
    - 1. Permitted: 0.35 or 37,800 SF.
    - 2. **Existing Lot Coverage: 58,453.20 SF (does not comply, existing non-conformance)**
      - a. Existing coverage: 0.54
      - b. Existing maximum coverage variance: 20,653.20 square feet.
    - 3. **Proposed Lot Coverage: 58,901.20 SF (does not comply, existing non-conformance)**
      - a. Proposed coverage: 0.54
      - b. Proposed maximum coverage variance: 21,101.20 square feet.
  - E. **Maximum Height of Buildings:**
    - 1. Nonresidential uses: 45 feet
    - 2. Existing: 33 feet (in compliance)
    - 3. Proposed: No change (in compliance)
  - F. **Minimum Yards:**
    - 1. Front and Side Yard Adjoining Street: Not applicable (in compliance)
      - a. Front Yard (Norfolk Street):
        - (1) Existing: 2.08 feet (in compliance)
        - (2) Proposed: No change (in compliance)
      - b. Side Yard (Linden Avenue):
        - (1) Existing setback at north wing: 24'-0" (in compliance)
        - (2) Proposed setback at addition: 28'-4" (in compliance)
    - 2. Interior Side Yard (North): Not applicable (in compliance)
      - a. Existing: 167'-8" (in compliance)
      - b. Proposed: No change (in compliance)
    - 3. Rear Yard: Not applicable (in compliance)
      - a. Existing: 3.68 feet (in compliance)
      - b. Proposed: No change (in compliance)



# Community Unit School District 201

*Serving families of Westmont, Clarendon Hills and Downers Grove since 1972*

April 27, 2016

Dear Community Member,

This summer Community Unit School District 201 has building renovations planned for Manning Elementary, Miller Elementary, Westmont Junior High School and Westmont High School. The intent of the renovations is to increase the safety and security of District schools.

The proposed plan at Manning is to build a 277 square foot one-story addition, on the east side of the existing building. The addition will serve as the new secure visitor entrance to the school. The project also includes the construction of a new ADA compliant ramp, steps, and new walkway from the sidewalk to the addition.

CUSD 201 has submitted an application to the Village for a zoning variance. The Manning addition does not comply with two zoning requirements- maximum floor area ratio (FAR) and maximum lot coverage. The Village Planning and Zoning Commission will conduct a hearing to review and consider the District's Request at their May 11, 2016 meeting.

The CUSD 201 Board of Education is hosting a Special Community Outreach Meeting on **Tuesday, May 10, 2016 at 7:00 PM in the Community Room at Manning Elementary**. At this meeting the District will review the renovation plans with our community. There will also be an opportunity for questions and answers with the Board of Education.

If you need additional information, please contact my office. The CUSD 201 Board of Education hopes to see you on May 10, 2016 in the Manning Community Room at 7:00 PM.

Sincerely,

A handwritten signature in black ink that reads "Kevin M. Carey". The signature is written in a cursive style.

Kevin M. Carey  
Superintendent  
CUSD 201

**Administrative Offices**  
**Early Childhood Center**  
133 South Grant Street  
Westmont, Illinois 60559  
Phone: 630.468.8000  
Fax: 630.969.9022

**Manning**  
**Elementary School**  
200 North Linden Avenue  
Westmont, Illinois 60559  
Phone: 630.468.8050  
Fax: 630.969.2492

**Miller**  
**Elementary School**  
125 West Traube Avenue  
Westmont, Illinois 60559  
Phone: 630.468.8300  
Fax: 630.969.5401

**Westmont**  
**Junior High School**  
944 North Oakwood Drive  
Westmont, Illinois 60559  
Phone: 630.468.8200  
Fax: 630.654.2203

**Westmont**  
**High School**  
909 North Oakwood Drive  
Westmont, Illinois 60559  
Phone: 630.468.8100  
Fax: 630.654.2758

**VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION**  
**FINDINGS OF FACT**

**PUBLIC HEARING OF MAY 11, 2016**

**P/Z 16-010 – J.T. Manning Elementary School, 200 N. Linden Avenue, Westmont**

Request for variances to allow relief from the maximum allowable floor area ratio and relief from the maximum allowable lot coverage in the R-3 Single Family Detached Residence District.

***CRITERIA NO. 1:** The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.*

**FINDINGS OF FACT:** In order to fulfill its mission of educating the public in a safe and secure environment, the Applicant desires to construct a vestibule which will serve as a secure visitor's entrance and which will enhance the safety features of the school. If these variances requests are denied, the school could not expand for safety reasons and could not yield a reasonable return.

***CRITERIA NO. 2:** The plight of the owner is due to unique circumstances.*

**FINDINGS OF FACT:** The school was originally constructed in 1927 and fully-built out in 1965 and is currently non-conforming as to floor area ratio and lot coverage. The school was conforming in this regard when expanded most recently in 1965 and did not create this non-conformity. Future expansion is impossible without these variances.

***CRITERIA NO. 3:** The variation, if granted, will not alter the essential character of the locality.*

**FINDINGS OF FACT:** This modest one-story expansion will increase the floor area ratio by only 1% and the lot coverage by only 1%. The architecture will match the existing architecture of the school. This proposed 448 foot expansion is consistent with the existing school and will not alter the character of the neighborhood.

7 The Planning and Zoning Commission agrees with the above findings.

0 The Planning and Zoning Commission does not agree with the above findings.



1

**3D View of Proposed Addition from NE**

Date: 04/01/16

Project: CSG629

**D-G100**

**J.T. Manning - Security Upgrades**

200 N. Linden Avenue  
Westmont, IL 60559

**Cashman Stahl Group**

1910 S. Highland Avenue, Suite 310  
Lombard, Illinois 60148

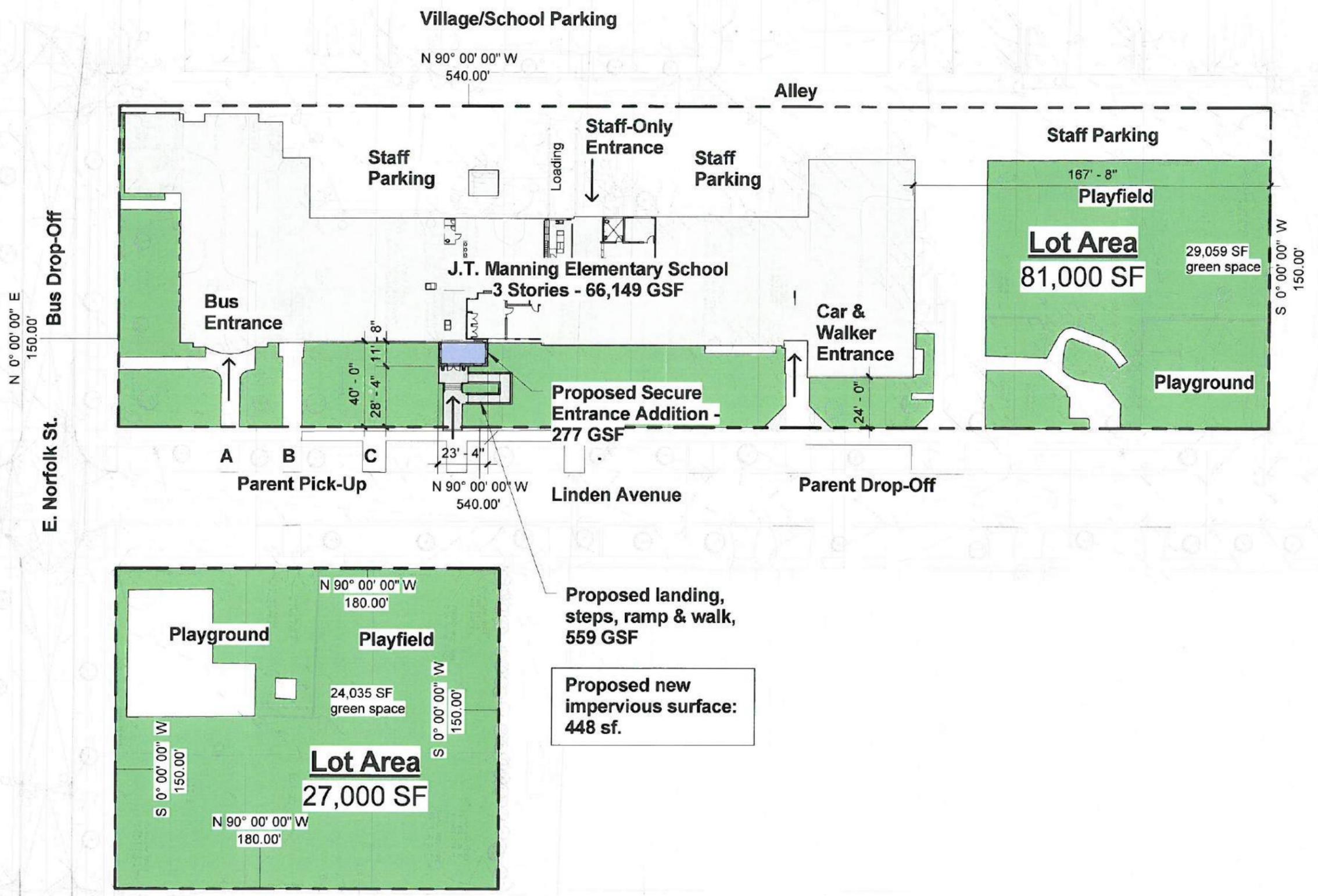
Telephone: 630-889-8800

Web: [www.cashmanstahl.com](http://www.cashmanstahl.com)



**J.T. Manning - Security Upgrades**  
 200 N. Linden Avenue  
 Westmont, IL 60559

**Cashman Stahler Group**  
 1910 S. Highland Avenue, Suite 310  
 Lombard, Illinois 60148  
 Telephone: 630-889-8800  
 Web: www.cashmanstahler.com



**1**

**Proposed Site Plan - JT Manning Elementary School**

1" = 50'-0"



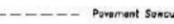
LOT 15

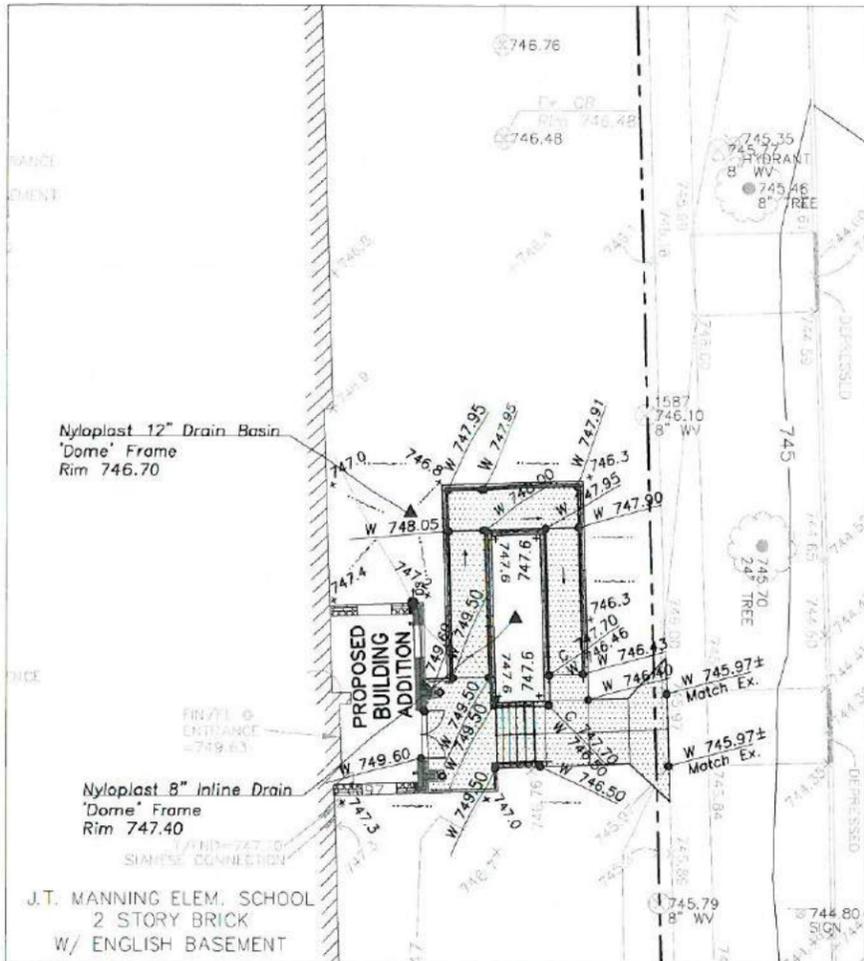
LOT 16

J.T. MANNING ELEM. SCHOOL  
2 STORY BRICK  
W/ ENGLISH BASEMENT

SITE DEMOLITION PLAN

DEMOLITION LEGEND

-  Concrete Pavement Removal (Full Depth)
-  Pavement Sawcut



SITE GRADING AND PAVING PLAN

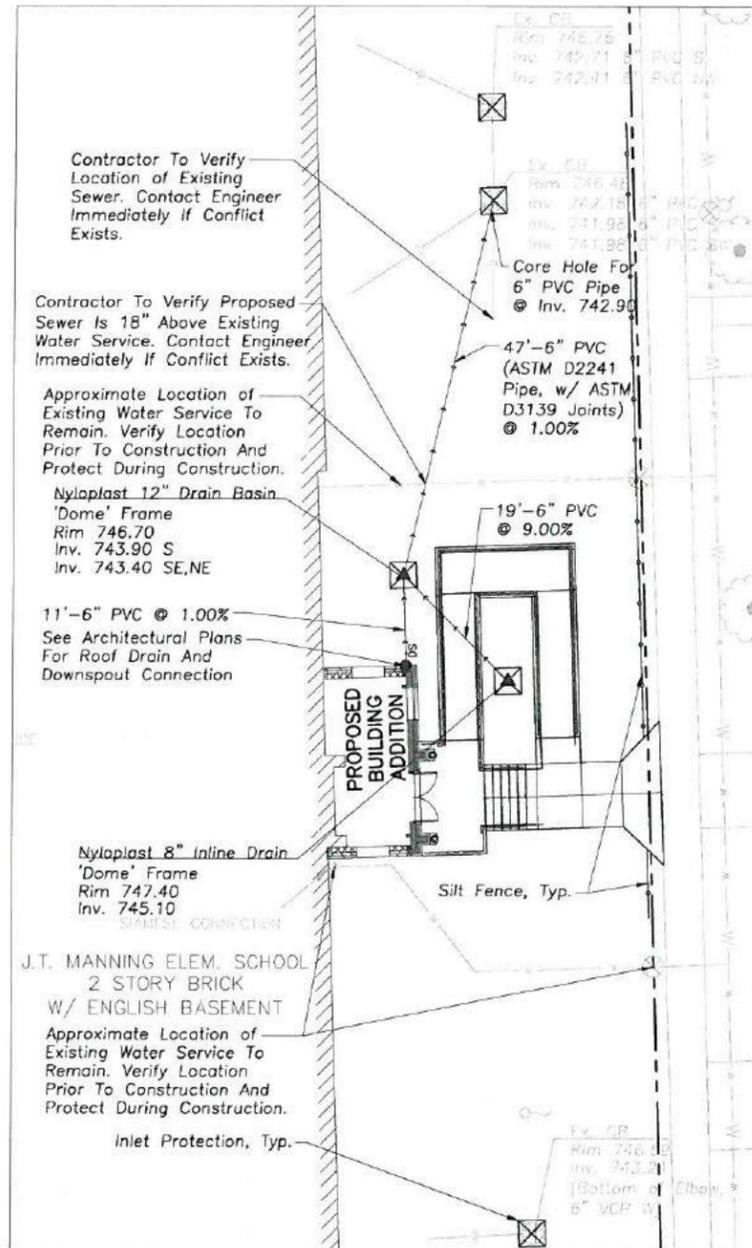
PAVING & SURFACE LEGEND

-  Concrete Section
-  5" Portland Cement Concrete
-  4" Aggregate Base Course, Type B, Crushed

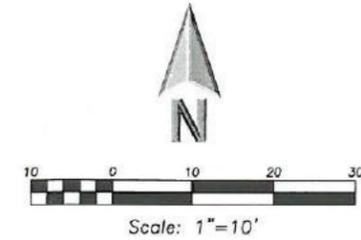
See Architectural Plans For Retaining Wall And Foundation Details, Typ.

J.T. MANNING ELEM. SCHOOL  
2 STORY BRICK  
W/ ENGLISH BASEMENT

SITE GEOMETRY PLAN



SITE UTILITY AND EROSION CONTROL PLAN



LEGEND

EXISTING	PROPOSED
	Manhole
	Catch Basin
	Area Drain
	Chen Out
	Fire Hydrant
	Valve Vault
	Buffalo Box
	Downspout
	Sign
	Storm Sewer
	Water Main
	Curb & Gutter
	Depressed Curb
	Curb Elevation
	Gutter Elevation
	Pavement Elevation
	Sidewalk Elevation
	Ground Elevation
	Swale
	Contour Line
	Deciduous Tree
	Coniferous Tree
	Brunellia
	Tree Protection Fencing at Dig Line

PROJECT INFORMATION

Disturbed Area = 1,230 s.f.  
Additional (Proposed) Impervious = 870 s.f.



**ERIKSSON  
ENGINEERING  
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A  
GRAYLAKE, ILLINOIS 60030  
PHONE: (847) 223-4804  
FAX: (847) 223-4854  
EMAIL: INFO@EEA-LTD.COM  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184-003220  
EXPIRES: 04/30/2017

**J.T. MANNING  
ELEMENTARY SCHOOL  
ADA RAMP ADDITION**  
200 N Linden Ave  
Westmont, Illinois

Reserved for Seal:

Expiration Date:

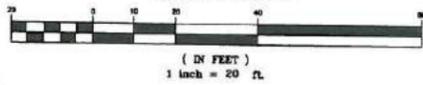
No.	Date	Description

Design By: RF Date: 04/04/2016  
Approved By: CK Project No.

Sheet Title:  
**SITE PLAN**

Sheet No:  
**C100**

GRAPHIC SCALE



# BOUNDARY AND TOPOGRAPHIC SURVEY

BY  
**GENTILE AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

LOTS 10 THRU 18 IN BLOCK 4 AND LOTS 21 THRU 23 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1921 AS DOCUMENT 150101, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS:  
CONTAINING: 107,999.92 SQ. FT., 2.48 AC.

550 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE : (630) 616-6262  
FAX : (630) 616-6264

### STORM SEWER STRUCTURES

- 10) INLET  
RM=746.00  
4" PVC N/S INV=746.20
- 11) STORM MH  
RM=747.60  
6" VCP N INV=744.73  
6" VCP W INV=744.85
- 12) INLET  
RM=747.06  
4" PVC N/S INV=745.51
- 13) INLET  
RM=745.94  
4" PVC N INV=745.24  
6" PVC SW INV=745.24
- 14) STORM SEWER MH  
RM=747.59  
4" DIP N INV=743.74  
4" DIP SE INV=743.84  
4" DIP S INV=744.10  
6" DIP SW INV=743.89
- 15) CATCH BASIN  
RM=747.15  
6" PVC NE INV=744.70  
6" PVC SW INV=744.70
- 16) STORM MH  
RM=748.02  
6" PVC NE INV=744.27  
6" PVC SW INV=744.29  
6" PVC N INV=744.45
- 17) CATCH BASIN  
RM=748.58  
8" RCP NW INV=745.26  
8" RCP S INV=745.46
- 18) CATCH BASIN  
RM=748.17  
8" PVC W INV=744.47  
8" PVC SE INV=744.44
- 19) STORM MH  
RM=747.75  
8" NW INV=744.13  
8" N INV=741.95  
8" SE INV=742.19
- 20) CATCH BASIN  
RM=747.42  
8" PVC NW INV=742.27  
8" VCP N INV=742.32  
8" PVC N INV=743.17  
8" VCP E INV=742.32
- 21) CATCH BASIN  
RM=743.85  
8" VCP E INV=741.50  
8" PVC W INV=741.60
- 22) CATCH BASIN  
RM=743.53  
4" VCP W INV=740.98  
10" VCP SE INV=740.28
- 23) CATCH BASIN  
RM=743.00  
8" PVC N INV=738.57  
8" PVC E INV=738.47
- 24) CATCH BASIN  
RM=743.69  
8" PVC W INV=738.36  
15" PVC S INV=737.09  
15" PVC E INV=737.09
- 25) STORM MH  
RM=743.20  
15" PVC N INV=737.05  
18" PVC S INV=736.97  
10" PVC NW INV=738.00
- 26) CATCH BASIN  
RM=742.92  
8" VCP W INV=740.07  
8" VCP S INV=739.27
- 27) STORM SEWER MH  
RM=741.00  
15" PVC W INV=737.44  
15" PVC N INV=737.45  
8" PVC E INV=738.13
- 28) CATCH BASIN  
RM=740.52  
15" PVC N INV=737.47  
10" PVC E INV=737.52  
15" PVC S INV=737.44
- 29) CATCH BASIN  
RM=740.58  
10" PVC W INV=737.81
- 30) CATCH BASIN  
RM=740.35  
10" PVC E INV=737.60  
15" PVC S INV=737.54  
8" DPP NW INV=738.55
- 31) CATCH BASIN  
RM=740.98  
10" PVC W INV=737.68
- 32) STORM MH  
RM=742.31  
8" DIP W INV=738.88  
8" DIP E INV=738.98
- 33) CATCH BASIN  
RM=741.98  
8" PVC N INV=739.57  
8" PVC S INV=739.57
- 34) BEEHIVE CATCH BASIN  
FLOW LINE=743.23  
8" PVC S INV=740.48
- 35) CATCH BASIN  
RM=748.59  
8" VCP W INV=743.24  
BOTTOM OF ELBOW

**NOTES:**  
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

**BASIS OF BEARINGS:**  
ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 17043C0902H, COMMUNITY NUMBER 170220, EFFECTIVE DATE DECEMBER 18, 2004, ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

**BENCHMARK:** DUPAGE COUNTY BVM DGN3001  
STATION IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE 34 (ODDEN AVENUE) AND CASS AVENUE. STATION IS 34 FEET EAST OF THE CENTERLINE OF CASS AVENUE, 72.5 FEET NORTH OF THE CENTERLINE OF ODDEN AVENUE AND 5.6 FEET WEST OF THE EDGE OF A CONCRETE SIDEWALK ALONG CASS AVENUE. MONUMENT IS A BRONZE DISK IN THE WEST SIDE OF A CONCRETE TRAFFIC SIGNAL BASE.

ELEV. = 748.26 (NAVD 88 DATUM)

**SITE BENCHMARK:**  
TAGGED BOLT ON FIRE HYDRANT LOCATED AT NORTHWEST CORNER OF LINDEN AVENUE AND NORFOLK STREET.  
ELEV. = 748.81

STATE OF ILLINOIS S.S.  
COUNTY OF DUPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

NOVEMBER 5, A.D. 2015

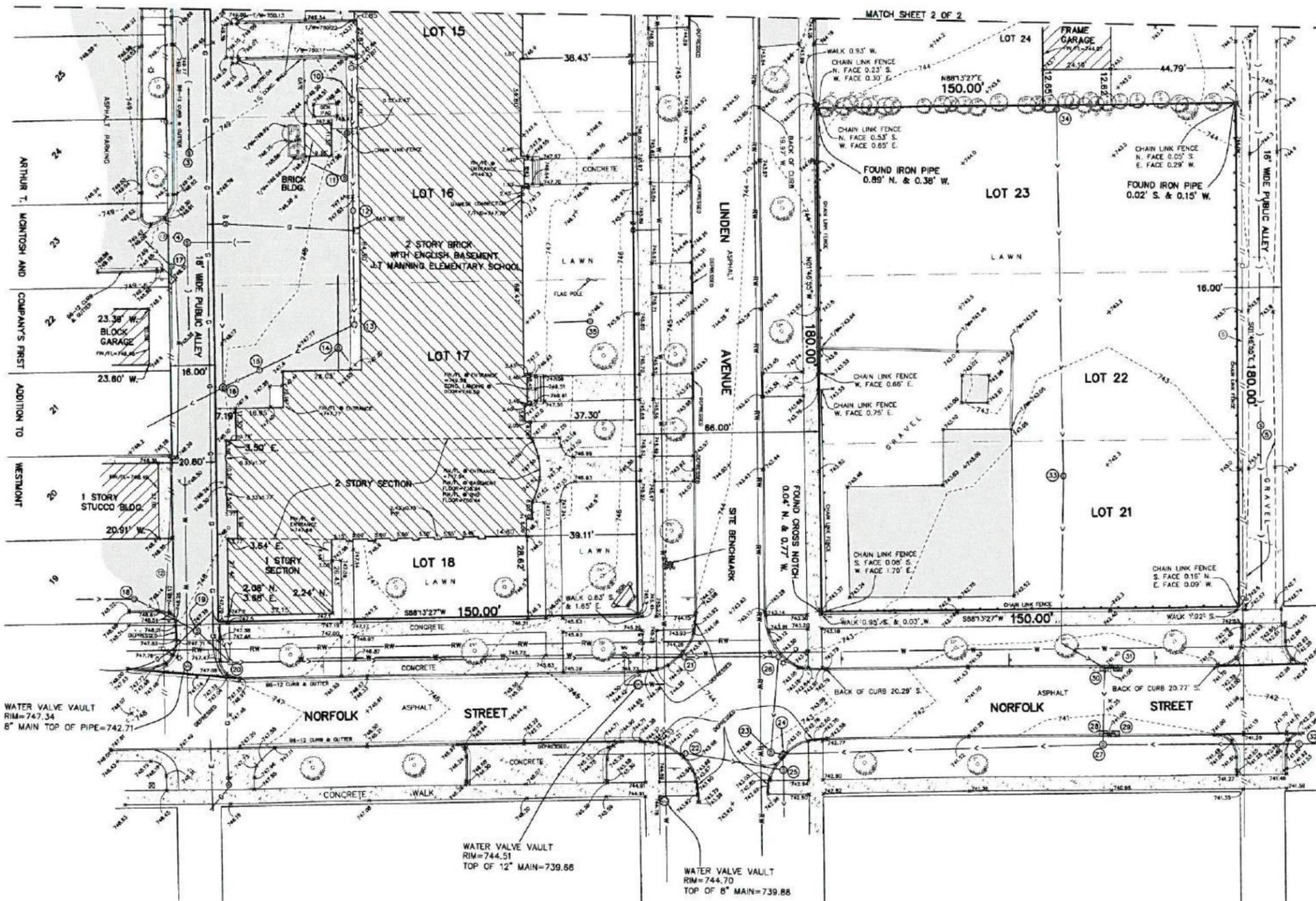
BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925  
MY LICENSE EXPIRES NOVEMBER 30, 2016  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

### LEGEND

- TREE WITH TRUNK DIAM. SIZE
- UTILITY PEDESTAL
- UTILITY POLE
- LIGHT STANDARD
- SIGN POST
- FLAG POLE
- FIRE HYDRANT
- WATER SERVICE SHUTOFF VALVE
- WATER VALVE VAULT
- CLOSED COVER DRAINAGE STRUCTURE
- OPEN COVER DRAINAGE STRUCTURE
- CURB INLET/CATCH BASIN
- SANITARY SEWER MANHOLE
- GAS SERVICE SHUTOFF VALVE
- CLEANOUT
- WATER SHUTOFF VALVE WITH 8" CASING
- BOLLARD
- OVERHEAD WIRES (# OF WIRES)
- STORM SEWER
- SANITARY SEWER
- GAS MAIN
- WATER MAIN
- RAW WATER LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- GROUND ELEVATION
- PAVEMENT ELEVATION
- FINISH FLOOR ELEVATION
- TOP OF WALL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PAVERS

### SANITARY SEWER STRUCTURES

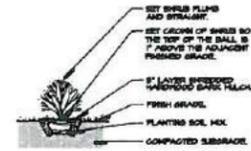
- 3) SANITARY SEWER MH  
RM=748.89  
8" VCP N INV=740.49 +/- HEAVY DEBRIS
- 4) SANITARY SEWER MH  
RM=748.71  
8" VCP E INV=739.71  
8" VCP S INV=739.38
- 5) SANITARY SEWER MH  
RM=743.54  
8" PVC N INV=736.44  
8" PVC S INV=736.39



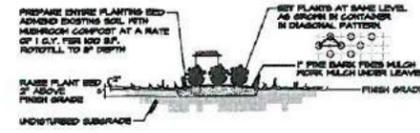
BASE SCALE: 1 INCH = 20 FEET  
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF  
ORDERED BY: ERIKSSON ENGINEERING ASSOCIATES, LTD  
DRAWN BY: MMG  
CHECKED BY: \_\_\_\_\_  
SURVEYED BY: JG, LR-RG

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.

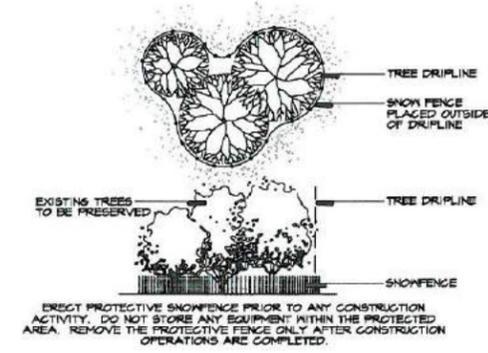
ORDER NO. 15-20637 J.T. MANNING ELEMENTARY SCHOOL (WESTMONT)  
SHEET 1 OF 2



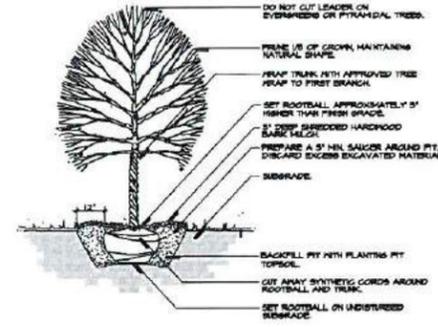
**4 Typical Shrub Planting Detail**  
Not to Scale



**3 Typical Perennial Planting Detail**  
Not to Scale



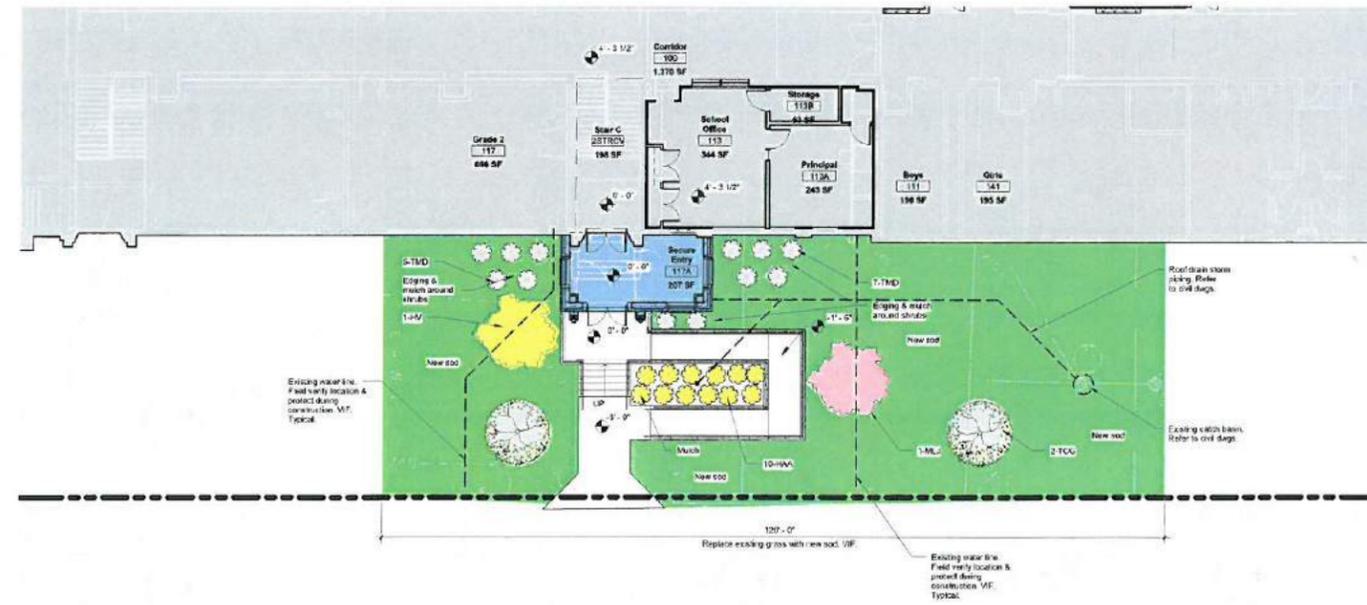
**6 Typical Tree Preservation Detail**  
Not to Scale



**5 Typical Tree Planting Detail**  
Not to Scale

Plant List					
Code	Scientific Name	Common Name	Size	Quantity	Remarks
TCG	<i>Thecoccia "Greenstar"</i>	Greenstar Lobelia Linden	3/8"	2	SAB
HV	<i>Hemerocallis virginica</i>	Common Daylily	2"	1	SAB
MLJ	<i>Magnolia libertia "June"</i>	June Magnolia	2"	1	SAB, Multi-Stem
TMD	<i>Taxus media "Densicola"</i>	Dense Yew	24"	12	SAB
HAA	<i>Hydrangea arborescens "Annabelle"</i>	Annabelle Hydrangea	18"	12	5 Gal. Container
	Shredded Hardwood Bark Mulch	Shredded Hardwood Bark Mulch	CY		See Construction Notes
	Soil	Soil	SY		See Construction Notes

- Landscaping Notes:**
1. Set all turf areas at grade with an approved blend of improved Kentucky Bluegrass seed with a mineral soil back.
  2. Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
  3. Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per acre.
  4. Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY, mushroom compost per 100 SF related to a depth of 8 inches.
  5. Mulch all trees, shrubs, perennials and ornamental grass beds with a minimum of three inches of shredded hardwood bark mulch.
  6. Mulch all groundcover and annual beds with a minimum of one inch peat moss/soil.
  7. All bedlines and tree saucers require a 4 inch deep spaced edge between lawn and mulch areas.
  8. All evergreen (conifer) trees and shrubs must be grown in a natural shape - and NOT sheared.
  9. Plant material spacing, branching and ball sizes shall conform to the "American Standards of Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
  10. Plant material shall be nursery grown and be either balled and burlapped (BBB) or container grown. Sizes and spreads on plant list represent minimum requirements.
  11. Quantity lists are supplied as a convenience. Contractor shall verify all quantities and, in the case of a discrepancy, the plan shall prevail.
  12. The Landscaping Contractor shall adjust plant locations in the field to maintain appropriate spacing from fire hydrants, light poles, all utility enclosures, overheads and obstructions.
  13. The Landscaping Contractor must field verify all locations of underground utilities prior to digging and must contact AUIE for utility location 48 hours prior to construction.
  14. The Landscaping Contractor must water plant material, seed and soil areas until plants have become adequately established and until final acceptance by the Designer.



**1 Landscape Plan**  
1" = 10'-0"

Issue/Revision Schedule

No.	Date	Description
1	04/15/16	See Permit #1

Project Construction  
411 East Zeeb Road  
Barrington, IL 60010  
(847) 381-2790

Pepper CONSTRUCTION

Client: Security Renovations  
J.T. Manning Elementary School  
200 N. Linden Ave., Westmont, IL 60059

Project Name: Community Unit School District 201

133 South Green Street  
Westmont, IL 60059

Cashman Stahler Group  
1910 S. Highland Avenue, Suite 310  
Lombard, Illinois 60148  
T: 630-895-8600  
www.cashmanstahler.com

Sheet Name: Landscape Plan, Schedule & Details

Project Number: CS-2029  
Sheet Issue Date: 04/15/16  
Drawing Issue: Approved

**MN-L101**