

**3S481 BATAVIA ROAD – WARRENVILLE GROVE ANIMAL HOSPITAL**

April 24, 2025

**Project No.**

VAR-2025-0013

**Applicant**

Ed Miner  
3S481 Batavia Road  
Warrenville, IL 60555

**Property Owner**

Warrenville Grove Land  
3S481 Batavia Road  
Warrenville, IL 60555

**Subject Property Location & Info.**

Located on the east side of Batavia Road, north of the intersection of Warrenville Road and Batavia Road

PINs: 04-35-403-024  
Approximate Size: 1.75 acres

**Existing Improvements**

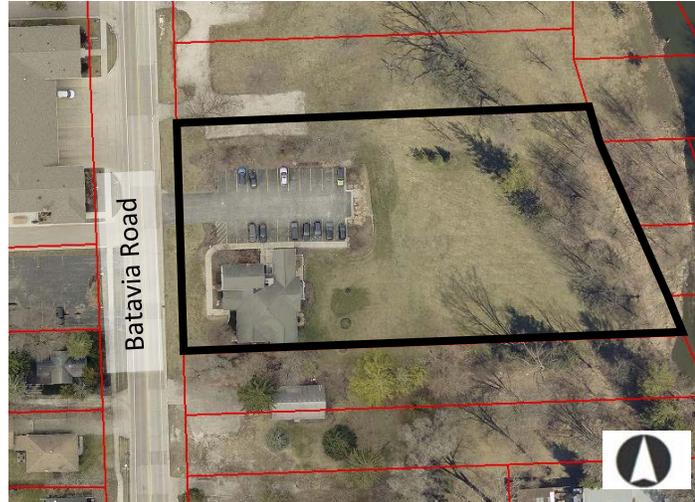
An approximately 3,500 square foot animal hospital, 22-parking space parking lot measuring approximately 7,100 square feet, a ground sign, and related walk, deck, and patio improvements.

**Approvals Sought**

- Major Planned Unit Development Amendment to permit the proposed building addition with the following deviations from the Warrenville by Design Mixed-Use & Middle Housing Overlay
  - To permit the addition with a 40' front yard setback;
  - To increase the maximum building segment length from 35' to approximately 51'
  - To decrease the transparency minimum from 15% to approximately 12%

**Attachments**

- Attachment A – Zoning Applications
- Attachment B – Site Improvement Plans
- Attachment C – Previous Ordinances



LOCATION MAP

**PROJECT DESCRIPTION**

Dr. Ed Miner of Warrenville Grove Animal Hospital, “the Applicant,” is seeking approval of a Major Planned Unit Development Amendment with code deviations for an animal hospital at 3S481 Batavia Road, “the Subject Property.” Project documents are available on the *City Private Development Projects* webpage at:

<https://www.warrenville.il.us/976/Warrenville-Grove-Animal-Hospital-Addition>

The public hearing for this request is scheduled for the April 24, 2025, Plan Commission meeting. It is important to note that this staff report does not reflect any public input that may be received during the April 24, 2025, public hearing, and therefore should be reviewed with this in mind. Any additional information concerning the application that may be provided up to and at the public hearing will need to be reviewed and taken into consideration.

The Plan Commission is responsible for making recommendations to the City Council for Major Planned Unit Development Amendment requests.

**BACKGROUND**

The Subject Property’s zoning history includes O1230, a Special Use Permit ordinance for a veterinary clinic approved by the City in 1992 and O2299, a Planned Unit Development ordinance with code deviations for a larger animal hospital approved in 2006. In 2018, the City

approved O2018-32, which approved a Major Planned Unit Development Amendment for eight additional parking spaces and related improvements at the Subject Property (see Attachment C).

Recognizing the need to expand his business to meet growing vet service needs, the Applicant and his design team completed a Pre-Application meeting with staff on December 5, 2024, for a Major Planned Unit Development Amendment for an approximately 1,000 square foot animal hospital addition. After receiving site plan feedback and support from staff, the Applicant submitted a formal application package.

## **ANALYSIS**

To meet the growing demand for quality vet services, the Applicant is seeking approval of a Major Planned Unit Development Amendment with code deviations for an approximately 1,000 square foot animal hospital addition with related improvements (see Attachment B). The deviations include an increase in the maximum front yard setback from 35' to approximately 40', increasing the maximum building segment length from 35' to approximately 51', and to decrease the minimum required transparency from 15% to approximately 12%.

The addition includes expanded waiting and treatment areas, two new exam rooms, a new surgery room, a new dental area, a new charting area, a new x-ray room, and a new flex room. From the exterior, the proposed addition will match the existing building. A sidewalk is extended to the proposed entrance on the south side of the building for private access to the proposed exam / comfort room. The applicant proposes a mix of shade trees, ornamental trees, shrubs, perennials, and grasses throughout the site (see page L1.1 of Attachment B). The applicant also proposes a six-foot tall, dog-eared wooden fence along part of the south property line to provide some privacy for those clients using the comfort room.

The purpose of the addition is to add additional services (dentistry) and capacity to meet existing customer needs. The addition will serve the needs of the existing staff and add capacity for one additional doctor.

It is important to note that the proposed addition does not trigger the nonconformities regulations found in [Table 6A](#) that would require full conformance with the Warrenville by Design regulations.

### **I. MAJOR AMENDMENT TO FINAL APPROVED PUD PLANS WITH CODE EXCEPTIONS**

In recommending approval or conditional approval of a **Major Planned Unit Development Amendment with Site-Specific Amendments** to previously approved final PUD plans, the Zoning Ordinance and Cantera Development Control Regulations require the Plan Commission to transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission's conditions are fulfilled. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are fulfilled (Community Development Department staff responses are in *italics*):

#### **1. SUPERIOR DESIGN**

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

*The proposed addition will match the existing PUD approved building. The Applicant is also proposing updated landscaping throughout the entire site. The requested code deviation to reduce required transparency from 15% to approximately 12% is consistent with the rest of the existing building. Staff believes that the proposed addition and related improvements meet the higher design standards required of planned unit developments.*

## 2. MEETS PUD REQUIREMENTS

The PUD meets the requirements for Planned Unit Developments set forth in this Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

*Other than those setback, transparency, and segment length code deviations, the proposed major PUD meets PUD requirements set forth in the Zoning Ordinance.*

## 3. CONSISTENT WITH CITY PLAN

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

*Staff believes the proposed major PUD is generally consistent with the recently adopted Warrentville by Design regulations. While the existing building nor proposed addition currently meet all the Warrentville by Design regulations, the proposed addition is consistent with the existing building and general intent, scale, uses and aesthetic of the Warrentville by Design regulations. Redevelopment of the Subject Property in the future may require full conformance with the Warrentville by Design regulations depending on the scope of redevelopment.*

## 4. PUBLIC WELFARE

The PUD will not be detrimental to the public health, safety, morals, or general welfare.

*Staff does not believe the proposed addition will be detrimental to the public health, safety, morals, or general welfare. The proposed addition is an expansion of the existing animal hospital use. Staff is not aware that the existing use is detrimental to surrounding public welfare.*

## 5. COMPATIBLE WITH ENVIRONS

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

*Staff believes the expansion of the existing animal hospital use will be compatible with the surrounding environment. While the proposed addition does not require installation of new parking stalls, the Applicant is exploring off-site parking accommodations for employees only. The Applicant has proactively taken measures to the site is properly parked. There is no history of parking overflow.*

## 6. NATURAL FEATURES

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

*There is floodplain on the eastern portion of the property. The proposed addition does not encroach into the existing floodplain.*

## 7. CIRCULATION

Streets, sidewalks, off-street driveways, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size capacity, and design to ensure safe efficient circulation of automobiles, trucks, garbage trucks, and snowplows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

*Other than a sidewalk leading to the south entrance of the addition, there is no proposed change to the existing circulation nor parking on site. 20 parking spaces are provided on site, which already account for the required number of parking spaces created by the addition.*

#### 8. OPEN SPACES AND LANDSCAPING

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of the total public and common open space provided in residential areas render it useable for recreation purposes.

*Contingent upon landscape comments being addressed as outlined in II City Staff Comments, the proposed landscaping is consistent with the higher standards required of a PUD.*

#### 9. COVENANTS

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body.
- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

*Staff does not believe any parcels are to be subdivided and sold at a later date.*

#### 10. PUBLIC SERVICES

The land use and improvements are consistent with the anticipated ability of the City to support police and fire protection, water supply, sewage disposal, and other public facilities and services without placing undue burden on existing residents and businesses.

*Staff does not believe that the proposed addition will place undue burden on public services in the area nor throughout the City.*

#### 11. PHASING

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities—or the provision of financial sureties guaranteeing their improvement—is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

*The Applicant has not indicated any phasing plans for this project.*

## **II. CITY STAFF REVIEW COMMENTS**

### ***Planning and Zoning***

Planning and zoning staff is generally supportive of the proposed Major Planned Unit Development Amendment with code deviations. The proposed addition is an expansion of an existing animal hospital use and valued business in the City. Staff recommends the following conditions be attached to any positive recommendation by the Plan Commission:

- The Applicant shall update the landscape plan to include at least four parkway trees as required by 9.b.3.(b) of the Warrenville by Design regulations.
- The zoning summary on page A.100 shall be updated to indicate the existing number of parking spaces (22).
- The Applicant shall consider replacing the proposed six-foot fence along the south property line

with landscape screening. While not explicitly prohibited in the Warrenville by Design regulations, fences are not typically found in downtown, walkable environments.

***Engineering and Public Works***

Engineering and Public Works staff requests the following comments be attached to any positive recommendation by the Plan Commission:

- Submit a City of Warrenville Stormwater Certification Application (for erosion control).
- Include the City’s Standard Erosion Control notes.
- Use double silt fence on the east side of the building adjacent to the floodplain.
- Include the net new impervious calculation on the Site Improvement Plan SP1.

**CONCLUSION**

***Based on the findings outlined in this report, staff recommends the Plan Commission recommend City Council Approval of the proposed Major Planned Unit Development Amendment for an animal hospital addition for the Warrenville Grove Animal Hospital at 3S481 Batavia Road as outlined in the April 24, 2025, Community Development Department staff report.***

**Attachment A – Zoning Applications**

**Attachment B – Site Improvement Plans**

**Attachment C – Previous Ordinances**

# Attachment A

CITY OF WARRENVILLE

3S258 MANNING AVENUE • WARRENVILLE, IL 60555 • PH: (630) 393-9050 • FAX (630) 393-1531



## GENERAL APPLICATION INFORMATION FORM

*(For office use only)*

Name of Development/Subdivision _____		Project Number _____
\$ _____	Date Paid _____	
Filing Fee(s)		

### Instructions:

- Before filing an application, the Warrenville Zoning Ordinance should be reviewed for filing procedures and requirements.**
- Please print or type. Application(s) must be complete before filing with the City of Warrenville.
- Filing Fees must accompany application(s). Please check the Planning and Zoning Application and Review Fees sheet.
- Proof of ownership, disclosure of beneficial interest, and authorization to represent owner must be attached to this application as provided in Zoning Ordinance No. 1018, page 2-4.
- Fifteen (15) paper copies and an electronic copy of this application, other related application forms and any additional application information required by law and/or in Chapter 2 of the Warrenville Zoning Ordinance shall be submitted simultaneously with this application. The application will not be forwarded to the Plan Commission/Zoning Board of Appeals for consideration until all required information and supporting documentation is submitted.

### GENERAL APPLICATION INFORMATION:

1. Name of Applicant/Developer Dr. Ed Miner
2. Address of Applicant/Developer Warrenville Grove Animal Hospital  
3S841 Batavia Road Warrenville, IL 60555
3. Phone \_\_\_\_\_ Fax \_\_\_\_\_
4. E-mail Address dr.ed.miner@gmail.com
5. Subject Property Address: 3S841 Batavia Road
6. Permanent Parcel Identification Number(s) PIN(s) of the Subject Property:  
04-35-403-024

7. Legal Description of the Subject Property:  
LOT 1 IN VIGIL'S PLAT OF CONSOLIDATION OF LOT 6 AND LOT 7 (EXCEPT THE SOUTH 12.88 FEET THEREOF) IN BLOCK  
5 IN THE TOWN OF WARRENVILLE, OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID VIGIL'S PLAT OF CONSOLIDATION RECORDED JULY 26, 1995  
AS R95-095127, IN DUPAGE COUNTY, ILLINOIS.

*If additional space is required, the complete legal description may be attached to this application.*

8. Name, mailing address, phone number, fax number and e-mail address of Property Owner if different from Applicant/Developer:

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail Address \_\_\_\_\_

9. Name(s), mailing address(es), phone number(s), fax number(s) and e-mail address(es) of Developer, Site Engineer, Attorney and other Consultants involved in the project (*attach addendum if necessary*):

RWE Design Build (Developer)

Address 1303 Ogden Avenue Downer's Grove, Illinois 60515

Phone 630-734-0883 Fax \_\_\_\_\_

E-mail Address admin@rwedesignbuild.com

10. Description of Present and Proposed Use of Property:  
EXISTING 14,000 SQ. FT VETERINARY CLINIC WITH A PROPOSED 1,000 SQ FT ADDITION OF MORE VETERINARY SPACE

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11. Present Zoning of Subject Property: Zoning District B-2

**REQUESTS:** (Check all Proposed/Requested action(s) that apply)

- Zoning Ordinance Variation (Submit Application Form A)
  - Special Use (Submit Application Form B)
  - Rezoning/Map Amendment (Submit Application Form C)
  - Landscape Relief
  - Subdivision Control Ordinance Variation
  - Land Division
  - Plat of Subdivision/Resubdivision
  - Preliminary Planned Unit Development (Submit Application Form D)
  - Final Planned Unit Development (Submit Application Form D)
  - Planned Unit Development Exceptions (Submit Application Form D)
  - Minor Amendment to Approved Final PUD Plans (Submit Minor PUD Amendment Form)
  - Major Amendment to Approved Final PUD Plans (Submit Major PUD Amendment Form)
  - Annexation (Submit Annexation Petition)
  - Conditional Use for Outdoor Display or Community Garden
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I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE THOROUGHLY REVIEWED THE FILING PROCEDURES AND REQUIREMENTS OUTLINED IN CHAPTER 2 OF THE CITY OF WARRENVILLE ZONING ORDINANCE.



Signature of Applicant/Agent

Edward D. Miner

(Print Name)

3/18/25

Date



**APPLICATION FORM D  
FOR PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT**

*(For office use only)*

\_\_\_\_\_  
Name of Development/Subdivision

\_\_\_\_\_  
Project Number

**Approval Criteria for Planned Unit Development**

In recommending approval or conditional approval of a General Site Plan for an SD District Development (including Development Control Regulations associated therewith) or a Preliminary or Final Plan for a Planned Unit Development (PUD), the Plan Commission shall transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission's conditions are complied with. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are complied with.

Please review and provide a written response indicating how the proposed Planned Unit Development will meet these criteria:

**1. SUPERIOR DESIGN**

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

Applicant Response:

The proposed addition to the existing animal hospital facility will retain and enhance   
the residential character of the subject property by using complimentary exterior  
finishes and materials. Additionally, as part of this PUD proposal, the building's  
landscaping will be completely redone and improved to enhance the overall quality  
of the property.

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\_\_\_\_\_

**2. MEETS PUD REQUIREMENTS**

The PUD meets the requirements for Planned Unit Developments set forth in Warrenville Zoning Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

Applicant Response:

The proposed PUD is in conformity with the Warrenville Zoning Ordinance 1

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**3. CONSISTENT WITH CITY PLAN**

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

Applicant Response:

The proposed PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption. 2

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**4. PUBLIC WELFARE**

The PUD will not be detrimental to the public health, safety, morals, or general welfare.

Applicant Response:

The proposed PUD will not be detrimental to the public health, safety, morals, or general welfare. The additional space will allow the veterinary clinic to better serve the residents of Warrenville and the surrounding communities. 3

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**5. COMPATIBLE WITH ENVIRONS**

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

Applicant Response:

The proposed PUD will retain the existing residential character of the neighborhood <sup>1</sup>  
and provide enhanced landscaping. All operations will be conducted solely indoor  
and will have no adverse impact on the adjacent properties. If the proposed Animal  
Hospital addition is developed in conformance with the proposed PUD plans and  
the conditions of the requirements outlined herein the requested PUD will not be  
detrimental to the use, enjoyment, or property values in the surrounding area.

**6. NATURAL FEATURES**

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

Applicant Response:

The proposed addition will take place on the southern portion of the property which <sup>2</sup>  
is located outside of the 100-year floor plain. The rest of the subject property is  
covered with the 100-year floor plain and floor way and will be preserved as open  
space with natural landscaping

**7. CIRCULATION**

Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets

Applicant Response:

The proposed sidewalk will be adequate in size and provide a convenient <sup>3</sup>  
connection point for occupants from the new addition directly back to the existing  
parking lot.

**10. PUBLIC SERVICES**

The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts, and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

Applicant Response:

The proposed development will not place undue burden on the existing governmental services, existing residences, or existing businesses. 1

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**11. PHASING**

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities--or the provision of financial sureties guaranteeing their improvement--is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

Applicant Response:

The project will be constructed in one phase. 2

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THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

  
Signature of Applicant/Agent

Dr. Ed Miner  
\_\_\_\_\_  
(Print Name)

03/18/2025

Application Date

**Required Contents of Preliminary and/or Final PUD Application**

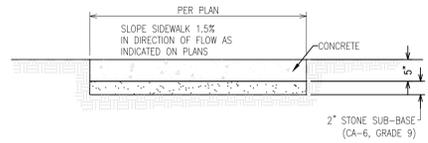
		Preliminary PUD	Final PUD
1.	A typewritten list of all property owners to which Public Notice requirements for written notification apply.	X	
2.	The zoning district(s) of the property and all properties within 100 feet.	X	
3.	A current Plat of survey of the property certified by a registered land surveyor.	X	X
4.	Statement of reasons applicant believes action requested conforms to applicable Approval Criteria. ( <i>Application Form E</i> )	X	X
5.	<p>A Detailed Site Plan meeting the following requirements (<i>Table 2B of the Zoning Ordinance</i>):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Numeric &amp; graphic scales, north arrow and date of preparation</li> <li><input type="checkbox"/> Boundaries of the development and each phase</li> <li><input type="checkbox"/> Adjacent property 200 feet deep surrounding site</li> <li><input type="checkbox"/> Lot lines and dimensions and areas of lots within site</li> <li><input type="checkbox"/> Easements and encroachments (location, dimensions, purpose) on and adjacent to site</li> <li><input type="checkbox"/> Data indicating for each development phase: <ul style="list-style-type: none"> <li>▪ number of dwelling units broken down by housing type &amp; number of bedrooms</li> <li>▪ number &amp; areas of lots</li> <li>▪ gross &amp; net site area</li> <li>▪ land area devoted to streets, off street parking, off-street loading, open space &amp; each housing and land use type</li> <li>▪ square footage of site coverage by: <ul style="list-style-type: none"> <li>➢ principal buildings</li> <li>➢ accessory buildings</li> </ul> </li> </ul> </li> <li><input type="checkbox"/> <b>Drainage</b>-Existing &amp; proposed drainage patterns</li> <li><input type="checkbox"/> <b>Existing Landscaping</b>-Existing wooded areas and isolated trees 6 inches or more in diameter at one foot above ground level</li> <li><input type="checkbox"/> <b>Structures</b>-Location, type, shape, dimensions, floor space, orientation, height in feet, finished grade elevations at all entrances &amp; corners, and number of stories of all existing and proposed structures, including buildings, signs, fences, walls, screening, bridges, culverts, exterior lighting fixtures, and entrance features.</li> <li><input type="checkbox"/> <b>Parking, Loading &amp; Service</b>-Location, shape, dimensions, capacities &amp; areas of off-street parking and loading spaces &amp; areas, outside storage, refuse disposal and services areas, including aisles, curbing, surface type, driveways, &amp; curb cuts and meet all requirements of Table 5F of the Zoning Ordinance.</li> </ul>	X	X

		Preliminary PUD	Final PUD
	<ul style="list-style-type: none"> <li>❑ <b>Topography-</b> <ul style="list-style-type: none"> <li>▪ Map showing existing contours at 2- ft intervals &amp; proposed grading &amp; contours</li> <li>▪ Map showing areas with slopes exceeding 10, 15, and 25 percent</li> </ul> </li> <li>❑ <b>Circulation-</b>Existing &amp; proposed number, location, alignment, dimensions, design &amp; construction standards of all public &amp; private thoroughfares, sidewalks, pedestrian &amp; bicycle paths, railroad right-of-way, curb cuts &amp; driveways, &amp; distance of site property lines to nearest exiting intersections, and names of streets</li> <li>❑ <b>Government Boundaries-</b>Current school district and municipal boundary lines on or adjacent to site</li> <li>❑ <b>Common or Public Areas-</b>The number, location, acreage, dimensions, proposed ownership, and provisions for maintenance of any proposed recreational or non-recreational common or public areas</li> <li>❑ <b>Water Bodies-</b>Dimensions &amp; locations of existing &amp; proposed natural &amp; artificial bodies of water, flood plains, marsh areas, drainage ditches, wet or dry storm water detention or retention areas, and any proposed modifications to existing water courses or water bodies</li> <li>❑ <b>Soil problem areas-</b>Based on site soil survey or report from Soil and Water Conservation District. Subsurface conditions-data on sub-surface soil, rock and ground water conditions.</li> <li>❑ <b>Utilities-</b>Dimensions, purpose, &amp; location of existing and proposed public and private utilities, utility easements, and drainage facilities on or within 100 feet of the property. Locations of existing and proposed hydrants, catch basins, manholes &amp; valves</li> <li>❑ <b>Proposed Landscaping</b> <ul style="list-style-type: none"> <li>▪ Location, quantity, diameter, installation height, maturity height, and botanic and common names, of all proposed living &amp; non-living landscaping materials and existing materials to be preserved</li> <li>▪ Types &amp; boundaries of proposed ground cover</li> <li>▪ Location &amp; contours at 1-foot intervals of all proposed bearing</li> <li>▪ Dimension &amp; appearance of all sides of proposed fences, walls, ornamental lighting, &amp; other landscaping and screening treatments</li> <li>▪ Measures to be taken to protect new and preserved existing trees during construction.</li> </ul> </li> </ul>	X	X

		Preliminary PUD	Final PUD
6.	<b>Architectural Renderings</b> with substantial design intent for proposed structures.	X	X
7.	<b>Phasing:</b> Chronological schedule of expected beginning and ending dates for proposed states of construction and improvements of all structures; common or public areas; circulation ways; parking, loading and services areas; utilities, showing interim use and maintenance of areas not under construction in each phase.	X	X
8.	<b>Association Covenants:</b> Draft documents of organizational details of all proposed property owners or condominium associations. Proposed protective covenants or deed restriction to govern land use, open space, or other concerns. Documents governing maintenance of open space and other common areas.	X	X
9.	<b>Open Space Statement:</b> Written statement of advantages proposed common or public open space at each location offers such use and ways such spaces might be used.	X	
10.	Discretionary: <ul style="list-style-type: none"> <li><input type="checkbox"/> Traffic Analysis</li> <li><input type="checkbox"/> School Capacity</li> <li><input type="checkbox"/> Tax Impact Study</li> <li><input type="checkbox"/> Retail Market Study</li> </ul>	X	X
11.	<b>Preliminary Plat of Subdivision</b> as required by City Subdivision Control Ordinance #807.	X	
12.	<b>Final Plat of Subdivision</b> as required by City Subdivision Control Ordinance #807.		X
13.	<b>Deeds or Easement Agreements</b> conveying interest in any parcel to any public body		X
14.	<b>Statement from registered civil engineer</b> , with supporting data, on ability of water & sewer facilities to serve development	X	
15.	<b>Final engineering plans and specifications including the following information:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Name of Development</li> <li><input type="checkbox"/> Type of Development</li> <li><input type="checkbox"/> Date submitted</li> <li><input type="checkbox"/> Location including Lot No. and Subdivision</li> <li><input type="checkbox"/> Complete construction plans showing existing and proposed utilities, grading, paving, lighting, typical sections cross-sections and construction details.</li> <li><input type="checkbox"/> Standard specifications and special provisions, or extensive general notes on the construction plans.</li> <li><input type="checkbox"/> Storm Water Management Permit application</li> <li><input type="checkbox"/> Copy of other agency permits, where applicable (IDOT, DuPage County, IEPA water main, sanitary sewer or NPDES, etc.)</li> <li><input type="checkbox"/> Storm sewer sizing calculations for 10 year and 100 year storm events.</li> </ul>		X

		Preliminary PUD	Final PUD
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Inlet spacing calculations, if roadways are proposed.</li> <li><input type="checkbox"/> Storm water detention calculations, including emergency overflow sizing.</li> <li><input type="checkbox"/> Sanitary sewer sizing calculations.</li> <li><input type="checkbox"/> Water main sizing calculations.</li> <li><input type="checkbox"/> Soils report with soil boring logs.</li> <li><input type="checkbox"/> Pavement design information, including structural no., horizontal and vertical curve data, and super elevation transition calculations.</li> <li><input type="checkbox"/> Lighting calculations, including photometric calculations and circuit voltage drops.</li> <li><input type="checkbox"/> Engineer's Estimate of Construction Cost, including earthwork, erosion control, storm sewers, sanitary sewer main, water main and all work within public right of way.</li> </ul>		
16.	<b>Financial Sureties</b> approved by City to guarantee installation & improvement of all public or common improvements provided on approved Plan (as required by City Subdivisions Control Ordinance)		X
17.	Any other information the Plan Commission or Board of Appeals requires to determine whether the application conforms to the requirements of Warrentville Ordinances.	X	X





- NOTES:
1. THE CONCRETE SHALL BE 6 BAG MIX WITH A 3-INCH SLUMP AND SHALL HAVE A MINIMUM OF 3500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
  2. THE SIDEWALK SHALL BE 5" THICK AND 6" THICK AT DRIVEWAYS.
  3. CONTROL JOINTS SHALL BE PROVIDED AT 5 FOOT INTERVALS.
  4. PREMOIDED 1/2" FIBER EXPANSION JOINTS SHALL BE INSTALLED AT BENDS, CURBS, AT END OF EACH POUR, 50' INTERVALS AND 3/4" AT BUILDING.
  5. THE SIDEWALK SHALL HAVE A BROOM FINISH.
  6. ADA TILES TO BE INSTALLED PER ADA SPECIFICATIONS AND WHERE INDICATED ON THE PLANS.



CONCRETE SIDEWALK

GENERAL NOTES

1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, MUNICIPALITY CODE SHALL TAKE PRECEDENCE.
2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.
3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
5. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
6. NOTIFICATION OF COMMENCING CONSTRUCTION
  - A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
  - B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENED TO PROPERTIES SURROUNDING THE SITE.
8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.
11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER & MUNICIPALITY.
14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND & INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.
17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, ADVANTAGE CONSULTING ENGINEERS IS RESPONSIBLE TO RESOLVE THE CONFLICT. ADVANTAGE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.
18. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.
20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.
21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
22. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.
23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.
27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.
29. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
30. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
31. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-6.
33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SEWERS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.
34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. FLUSHING OR USING HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.
35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL; AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.
37. THE OWNER SHALL PROVIDE RECORD DRAWINGS PER MUNICIPAL REQUIREMENTS.

CONTACTS

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 ADVANTAGE CONSULTING ENGINEERS  
 80 MAIN STREET, SUITE 17  
 LEMONT, ILLINOIS 60439  
 PHONE: (630) 520-2467  
 CONTACT: WILLIAM J ZALEWSKI

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	YARD DRAIN	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB	
	SILT FENCE	
	FENCE	
	CONSTRUCTION FENCE	
	ROAD SIGN	
	ELECTRIC	
	GAS	
	OVERHEAD WIRES	
	UTILITY POLE	
	DOWNSPOUT (TO UNDERGROUND)	
	DOWNSPOUT (TO SURFACE)	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TOP OF FOUNDATION	
	TOP OF CURB, DEPRESSED	
	TOP WALL, GROUND AT BOTTOM OF WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
	AUTOMATIC SPRINKLER	
	MAILBOX	
	TRAFFIC SIGNAL	
	TRAFFIC SIGNAL VAULT	
	TRAFFIC BOX	
	PEDESTAL	
	AIR CONDITIONER	
	WETLAND FLAG	
	TELEPHONE MANHOLE	
	ELECTRIC TOWER	
	ELECTRIC TRANSFORMER	
	ELECTRIC METER	
	ELECTRIC MANHOLE	
	GAS METER	
	GAS MANHOLE	
	WATER METER	
	HANDHOLE	
	IRON PIPE	
	RETAINING WALL	

REMARKS

DATE

NO.

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GENERAL NOTES AND TYPICAL SECTIONS

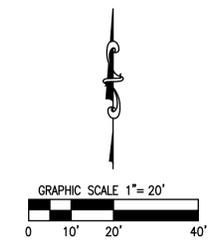
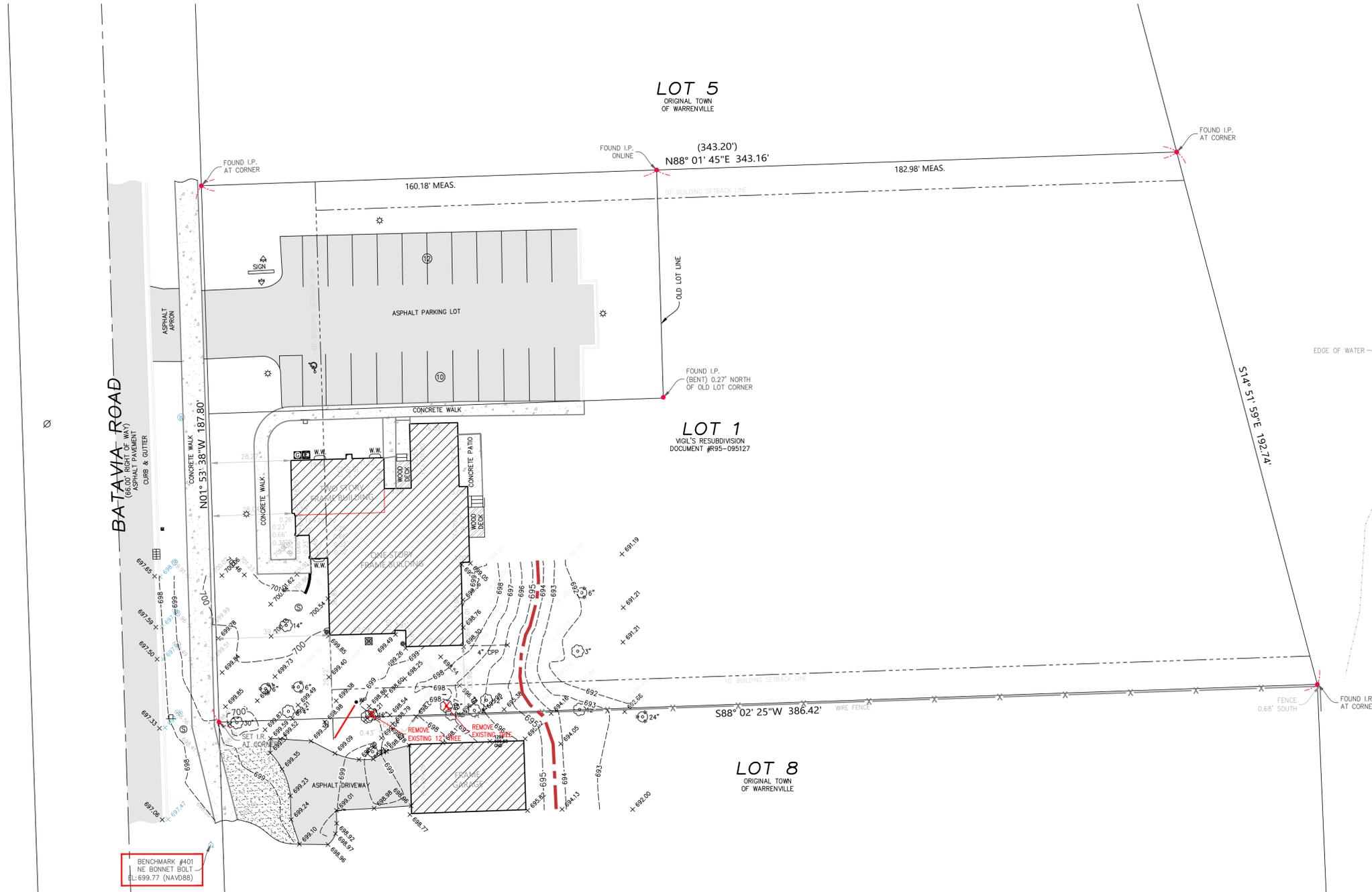
**GROVE ANIMAL HOPITAL**  
 3S481 BATAVIA ROAD  
 WARRENVILLE, ILLINOIS 60555

**RWE**  
 DESIGN BUILD  
 1303 OGDEN AVENUE  
 DOWNERS GROVE, ILLINOIS 60515

DECEMBER 30, 2024  
 JOB: 24-509

SHEET:  
**TS1**  
 2 OF 4

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NOTE:  
EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:  
REGIONAL LAND SERVICES

**BENCHMARKS**  
SEE BENCH MARK ON THIS SHEET.

NO.	DATE	REMARKS

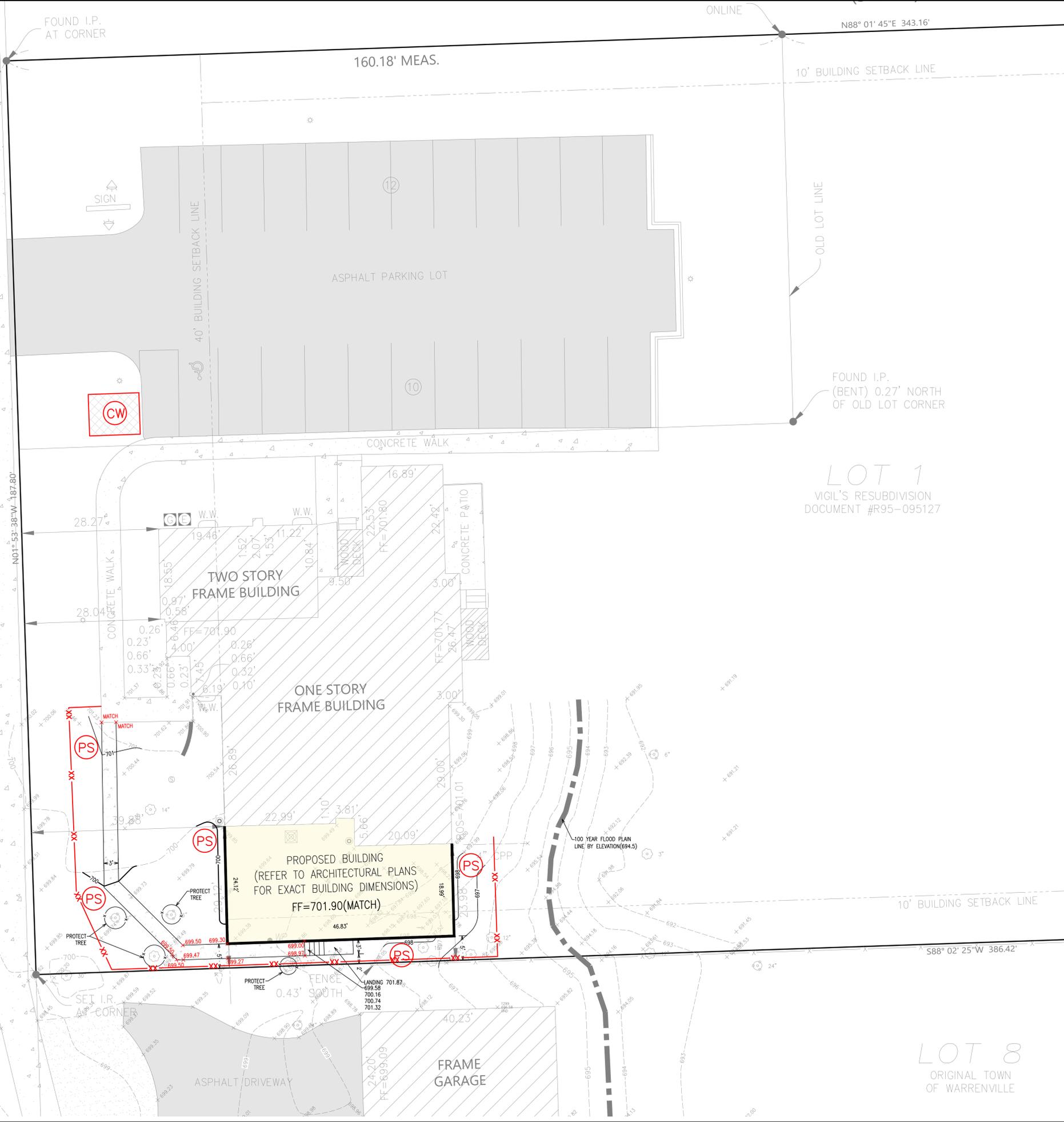
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**EXISTING CONDITIONS**  
GROVE ANIMAL HOSPITAL  
35481 BATAVIA ROAD  
WARRENVILLE, ILLINOIS 60555

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**EX1**  
3 OF 4

BATAVIA ROAD  
(66.00' RIGHT OF WAY)  
ASPHALT PAVEMENT  
CURB & GUTTER



FOUND I.P.  
AT CORNER

160.18' MEAS.

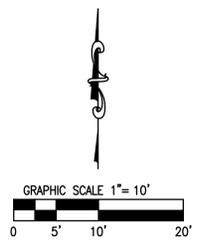
10' BUILDING SETBACK LINE

OLD LOT LINE

FOUND I.P.  
(BENT) 0.27' NORTH  
OF OLD LOT CORNER

LOT 1  
VIGIL'S RESUBDIVISION  
DOCUMENT #R95-095127

LOT 8  
ORIGINAL TOWN  
OF WARRENVILLE



**GRADING NOTES**

1. ALL SPOT ELEVATIONS SHOWN AT PAVEMENT ARE TOP OF PAVEMENT ELEVATIONS.
2. ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
5. ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE CONSTRUCTION LIMITS.
6. SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
7. THE CROSS SLOPE ON ALL SIDEWALKS/ADA STALLS SHALL NOT EXCEED 1.5%.
8. ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE STATE OF ILLINOIS ACCESSIBILITY CODE AND/OR THE 2010 EDITION OF THE AMERICANS WITH DISABILITY ACT (ADA) WHICHEVER IS MORE RESTRICTIVE.

**EROSION CONTROL LEGEND**

- SE STABILIZED CONSTRUCTION ENTRANCE
- DT DUST CONTROL
- PS PERMANENT SEEDING (SEE LANDSCAPE PLAN)
- CW CONCRETE WASHOUT
- XX SILT FENCE OR SILTWORM

**EROSION CONTROL NOTES**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
2. EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
3. EARTHWORK CONTRACTOR RESPONSIBLE FOR DUST CONTROL.
4. EARTHWORK CONTRACTOR RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
5. OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
6. NO MATERIAL SHALL BE STOCKPILED. ALL MATERIAL SHALL BE REMOVED.

NO.	DATE	REMARKS

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**SITE IMPROVEMENT PLAN**  
GROVE ANIMAL HOSPITAL  
3S481 BATAVIA ROAD  
WARRENVILLE, ILLINOIS 60555

**RWE**  
DESIGN BUILD  
1303 OGDEN AVENUE  
DOWNERS GROVE, ILLINOIS 60515

DECEMBER 30, 2024  
JOB: 24-509  
SHEET:  
**SP1**  
4 OF 4



GARY R. WEBER  
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WARRENVILLE GROVE ANIMAL HOSPITAL  
3S481 BATAVIA ROAD  
WARRENVILLE, IL  
LANDSCAPE PLAN

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
<b>SHADE TREES</b>				
AF	2	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	3 1/2" Cal.	
<b>ORNAMENTAL TREES</b>				
AG	3	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
<b>EVERGREEN TREES</b>				
TN	3	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	8' Ht.	
<b>DECIDUOUS SHRUBS</b>				
HA	7	Hydrangea arborescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	4' O.C.
HP	5	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
SM	3	Syringa meyeri 'Palabin' DWARF KOREAN LILAC	36" Tall	4' O.C.
VJ	3	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
<b>EVERGREEN SHRUBS</b>				
BG18	7	Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	18" Wide	3' O.C.
BG24	4	Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	3' O.C.
BG30	7	Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	30" Wide	4' O.C.
<b>PERENNIALS</b>				
AB	97	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
RG	254	Rudbeckia fulgida 'Goldsturm' GOLDSTURM BLACK-EYED SUSAN	#1	18" O.C.
<b>GROUNDCOVERS &amp; VINES</b>				
HY	9	Hydrangea anomala ssp. petiolaris CLIMBING HYDRANGEA	#1	5' O.C.
LS	408	Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
<b>MISC. MATERIALS</b>				
8		SHREDDED LEAF MULCH	C.Y.	
12		SHREDDED HARDWOOD MULCH	C.Y.	
155		SOD	S.Y.	
76		6' CEDAR FENCE	L.F.	

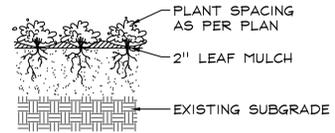
GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

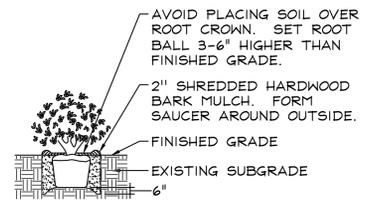
REVISIONS

DATE	PROJECT NO.	DRAWN	CHECKED	SHEET NO.
3.05.2025	RWE2506	TRC	TSB	L1.1

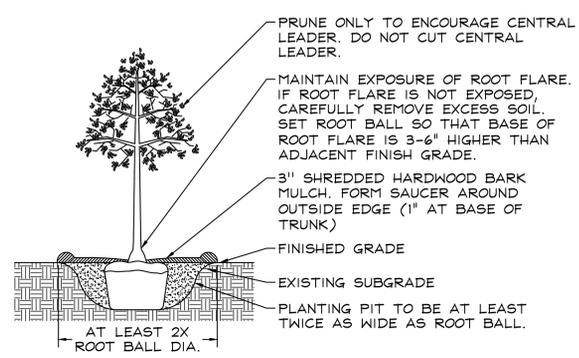
PLANTING DETAILS



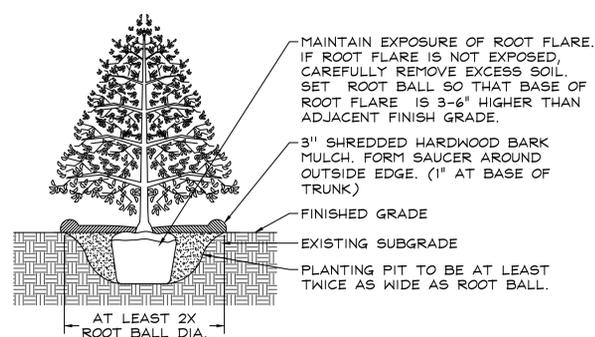
PERENNIALS AND GROUNDCOVERS  
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS  
NOT TO SCALE

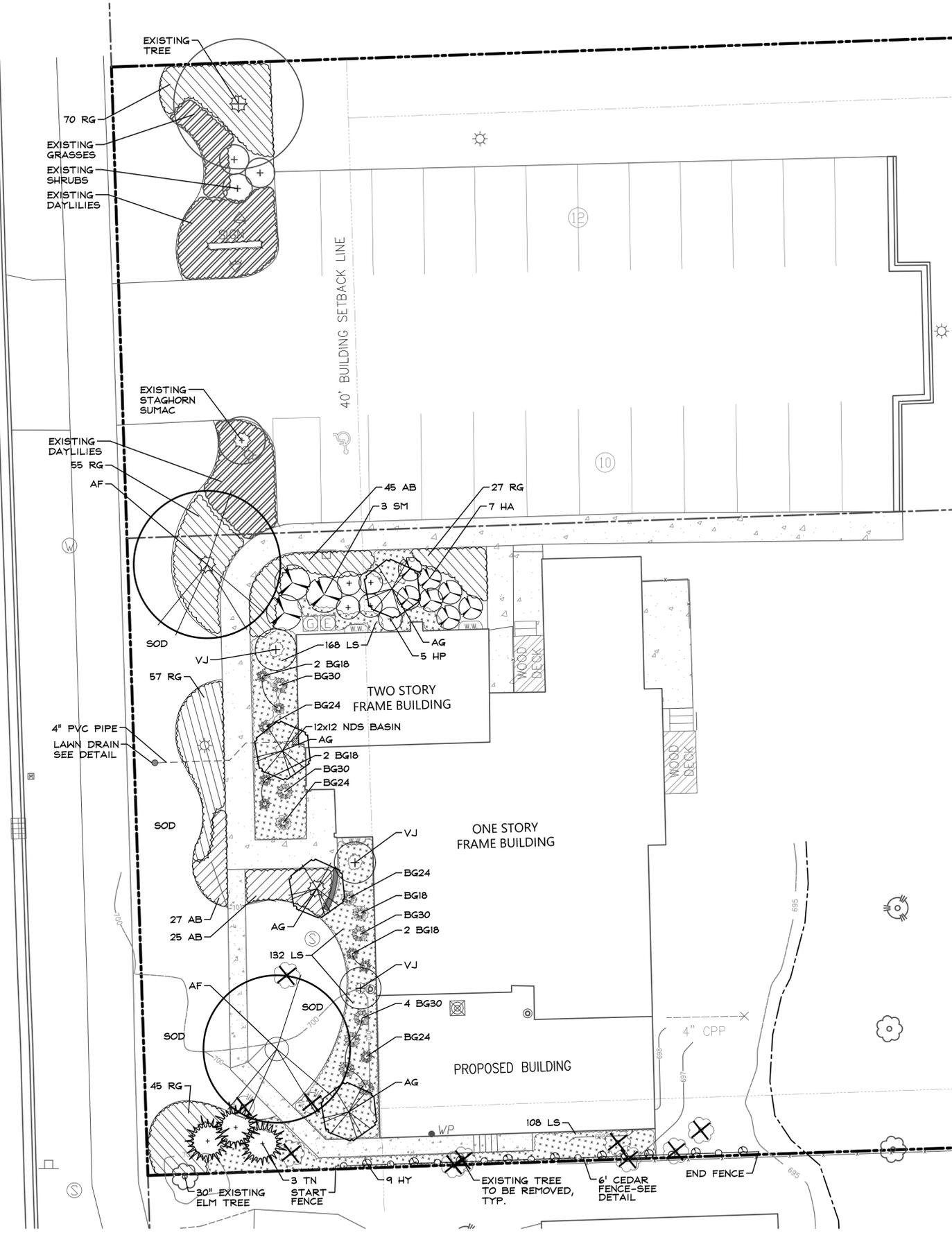


DECIDUOUS TREES  
NOT TO SCALE



EVERGREEN TREES  
NOT TO SCALE

BATAVIA ROAD



LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
  1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
  2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
  3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule
 

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work
 

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.3 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.4 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.5 EROSION CONTROL

Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

2.6 MULCH

Provide mulch consisting of premium shredded leaves and hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
  1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
  4. Lay sod within 24 hours from time of stripping.
  5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
  6. Water sod thoroughly with a fine spray immediately after planting.

B. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

C. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

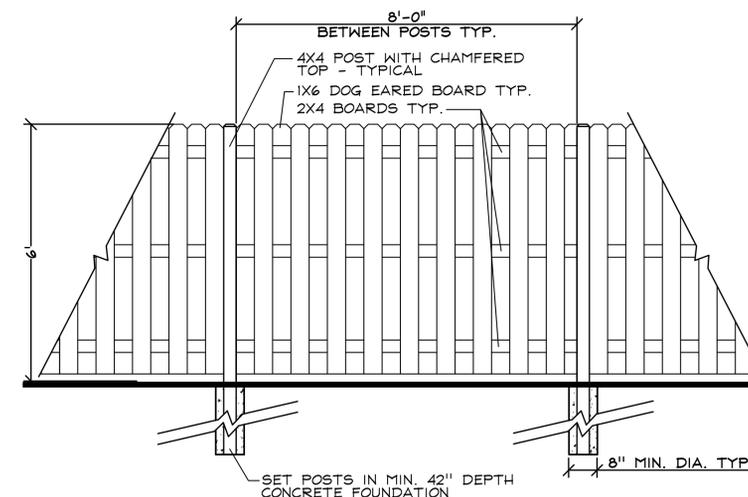
- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

3.4 CLEAN UP AND PROTECTION

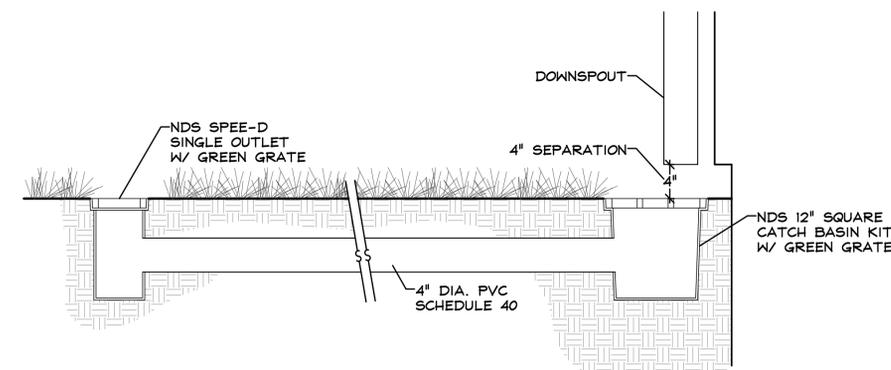
- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



6' WOOD FENCE DETAIL  
NOT TO SCALE



LAWN DRAIN DETAIL  
NOT TO SCALE



GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
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WWW.GRWAINC.COM

ARCHITECT:  
RWE PLANNING+DESIGN  
1303 OSBEN AVENUE  
DOWNERS GROVE, IL 60515

ENGINEER:  
ADVANTAGE CONSULTING  
ENGINEERS  
80 MAIN STREET, SUITE 17  
LEMONT, IL 60439

WARRENVILLE GROVE ANIMAL HOSPITAL

3S481 BATAVIA ROAD  
WARRENVILLE, IL

LANDSCAPE DETAILS & SPECIFICATIONS

REVISIONS

DATE 3.05.2025  
PROJECT NO. RWE2506  
DRAWN TRC  
CHECKED TSB  
SHEET NO.

L1.2









# Attachment C

CITY OF WARRENVILLE  
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. 1230

## ORDINANCE REZONING AND ISSUING SPECIAL USE PERMIT FOR VETERINARY CLINIC--VIGIL

WHEREAS, Aaron Vigil and Nancy Vigil, owners of the property commonly known as 3 S 481 Batavia Road Warrenville, Illinois and legally described as follows:

Lots 6 and 7 (except the southerly 12.88 feet thereof), Block 5 in the Town of Warrenville, in the Southeast Quarter of Section 35, Range 9, East of the Third Principal Meridian, according to the Plat thereof, in DuPage County, Illinois,

P. I. Nos. 04-35-403-022 and 04-35-403-023

(hereinafter referred to as the "Subject Property"), have petitioned the City of Warrenville to rezone the Subject Property from R-5 Single-Family Residential to B-2 Community Retail District and to grant a special use permit for a a veterinary clinic on the Subject Property; and

WHEREAS, a veterinary clinic is a permitted special use in a B-2 district; and

WHEREAS, pursuant to the provisions of the Zoning Ordinance of the City of Warrenville, the Warrenville Plan Commission duly called, noticed and held a public hearing on September 24, 1992 relating to said rezoning and proposed special use, made findings of fact with respect to the proposal and recommended approval of said rezoning and special use;

WHEREAS, the Mayor and City Council find and hereby declare that it is in the best interests of the City and its residents to accept the recommendation of the Plan Commission and approve the following findings of fact:

1. The proposed rezoning and special use are compatible with existing uses and zoning of property in the environs. A B-2 use exists adjacent to the property on the north and a B-4 use exists adjacent to the property on the south. The environs south of the property are B-4 uses.
2. The trend of development in the general area since the original zoning of the affected property was established supports the proposed zoning classification and special use.
3. The proposed special use and zoning classification are in harmony with the objectives of the Comprehensive Plan of the

INDEXED

City. The Comprehensive Plan designates the property in question as Commercial.

4. The proposed special use promotes the public interest by providing veterinary care, increasing business in the community, and by retaining a residential and architectural style in keeping the character of the community.
5. The rezoning and special use would not have an adverse impact on the type or volume of traffic flow in the zoning district.
6. The special use would not adversely affect the noise, glare, odor, dust, waste disposal, blockage of light or air, or otherwise adversely affect the environment.
7. The proposed special use will fit harmoniously with the existing character of its surroundings and will not have undue deleterious effects on the environmental quality, property values, or neighborhood character existing in the area.
8. The proposed special use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor will it generate disproportionate demand for new services or facilities as compared with the permitted uses in such a way as to place undue burdens upon existing development in the area.
9. The proposed special use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.
10. The proposed special use is in harmony with any other elements of compatibility pertinent to the particular special use or its particular location. Conditions to be placed on the the special use are that the two lots be consolidated, no boarding shall be permitted in outside kennels, and all business shall be conducted indoors.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WARRENVILLE, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: That the foregoing recitals shall be, and they are hereby, incorporated as findings of fact as if fully set forth herein.

SECTION TWO: That the Zoning Map of the City of Warrenville shall be, and it is hereby, amended to reclassify the Subject Property from R-5 Single-Family Residential District to B-2 Community Retail District.

SECTION THREE: That a Special Use Permit shall be, and it is hereby, granted to allow a veterinary clinic on the Subject Property, provided that:

- A. A plat of resubdivision consolidating Lots 6 and 7 is recorded within 180 days of the passage of this Ordinance.
- B. No outside kennels shall be allowed.
- C. All business shall be conducted indoors.

SECTION FOUR: That this Ordinance shall be in full force and effect from an after its passage and approval in the manner provided by law.

PASSED THIS 2nd day of November, 1992.

AYES: Ald. Miller, Ulery, Groth, Goodman, Kruse, Halley, Murphy and Carroll

NAYS: None

ABSENT: None

APPROVED THIS 3rd day of November, 1992.

ATTEST:

*William M. Lund*  
MAYOR

*Rosemary D. Tierney*  
CITY CLERK

Published in Pamphlet Form by authority of the City Council of the City of Warrenville, Du Page County, Illinois this 3rd day of November, 1992.

*Rosemary D. Tierney*  
City Clerk

INDEXED

CITY OF WARRENVILLE  
DuPage County, Illinois

ORDINANCE NO. 2299

**ORDINANCE APPROVING PLANNED UNIT DEVELOPMENT FOR ANIMAL HOSPITAL, MEMORIALIZING LANDSCAPE RELIEF AND APPROVING PRELIMINARY AND FINAL PLANS- VIGIL'S (3S481 BATAVIA ROAD)**

WHEREAS, on November 3, 1992 the City passed Ordinance No. 1230, ORDINANCE REZONING AND ISSUING SPECIAL USE PERMIT FOR VETERINARY CLINIC - VIGIL, which ordinance is included by reference herein, allowing operation of a veterinary clinic with the conditions that there would be no outside kennels and that all business would be conducted indoors, for the property legally described as follows:

LOT 1 IN VIGIL'S PLAT OF CONSOLIDATION OF LOT 6 AND LOT 7, (EXCEPT THE SOUTH 12.88 FEET THREOF) IN BLOCK 5 IN THE TOWN OF WARRENVILLE, OF PART OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT OF SAID VIGIL'S PLAT CONSOLIDATION RECORDED JULY 26, 1995 AD R95-095127, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number            04-35-403-007

more commonly known a 3S481 Batavia Road (the "Subject Property"); and

WHEREAS, J.F. McCarthy, Inc. (the "Applicant") has applied for approval of a (i) Special Use Permit for a Planned Unit Development (ii) Preliminary and Final Plans, (iii) Special Use Permit for an Animal Hospital, (iv) Planned Unit Development Variations, and (v) Landscape Ordinance relief, in order to allow the Visiting Veterinarians to construct a one-story, approximately 2,664-square foot, addition to the existing two-story, approximately 1,854-square foot building and construct a new parking lot and related lighting and landscape improvements on the Subject Property; and

WHEREAS, the Subject Property encompasses approximately 1.64 acres and is zoned B-2 Community Retail Zoning District;

WHEREAS, according to the Warrenville Zoning Ordinance No.1018, an animal hospital is a permitted special use in a B-4 zoning district;

WHEREAS, pursuant to the provisions of the Zoning Ordinance of the City of Warrenville, the Warrenville Plan Commission duly called, noticed and held a public hearing on March 23, 2006, which public hearing was continued from time to time, relating to said proposed

planned unit development and subsequently made its recommendation that the City Council approve the petition relating to the Subject Property as hereinafter set forth; and

WHEREAS, pursuant to the requirements of Table 8A of the Warrenville Zoning Ordinance, the Plan Commission has made the following findings regarding planned unit development on the Subject Property:

1. Superior Design

The proposed Animal Hospital facility will retain and enhance the residential character of the Subject Property and the surrounding area. As part of the PUD proposal, the existing parking lot will be expanded and improved to City standards. New aesthetically pleasing lighting and landscape improvements will be provided on the Subject Property. The PUD variations required for this project are appropriate given the residential character of the property and surroundings. If the project is implemented and operated in substantial conformance with the conditions outlined herein, the requested PUD and PUD exceptions/variations will ultimately allow the project to be developed with a more "small town" orientation than what is typically achieved when properties are developed in conformance with the standard requirements of the underlying B-2 zoning district.

2. Meets PUD Requirements

If the project is developed and implemented in substantial compliance with PUD documents and various comments, recommendations and requirements outlined herein, the proposed Animal Hospital facility project will satisfy the Planned Unit Development requirements set forth in the Warrenville Zoning Ordinance except as varied and noted herein.

3. Consistent with City Plan

The PUD is generally consistent with the objectives and policies of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

4. Public Welfare

The PUD will not be detrimental to the public health, safety, morals, or general welfare. The proposed Animal Hospital will provide a necessary service in the area, which will serve the residents of Warrenville and surrounding communities. If the proposed project is developed in conformance with the proposed PUD plans and conditions and requirements outlined herein, the proposed PUD will not be detrimental to the health, safety, or welfare of the surrounding properties.

5. Compatible with Environs

The proposed development will retain the existing residential character of the neighborhood and provide enhanced landscaping. All operations will be conducted solely indoor and will have no adverse impact on the adjacent properties. If the proposed Animal Hospital project is developed in conformance with the proposed PUD plans and

the conditions and requirements outlined herein the requested PUD will not be detrimental to the use, enjoyment, or property values in the surrounding area.

6. Natural Features

The proposed site improvements will take place in the west portion of the lot, which is located outside of the 100-year flood plain. The rest of the Subject Property (approximately two thirds of the site) is covered with the 100-year flood plain and flood way and will be preserved as open space with natural landscaping.

7. Circulation

The required on-site parking will be provided for the proposed development. A plat of easement dedicating 20-foot wide permanent pedestrian/sidewalk easement from the north to the south property line of the Subject Property along the river and 10-foot wide permanent pedestrian easement from the north property line to the south property line of the Subject Property adjacent to the Batavia Road right-of-way, will provide an opportunity for future addition of a public sidewalk adjacent to and parallel to Batavia Road, and a pedestrian walkway/bike path parallel to and near the river.

8. Open Spaces & Landscaping

The proposed PUD plans provide outstanding new landscaping in the west, approximately one-third portion of the Subject Property. The proposed landscaping meets the minimum requirements of the Warrenville Landscape Ordinance. The remaining two-thirds of the lot would be maintained as private open space.

9. Covenants

The Subject Property is one lot of record and is owned by one owner. No covenants will be proposed for this project.

10. Public Services

The proposed development will not place undue burden on existing governmental services, existing residences or existing businesses.

11. Phasing

The project will be constructed in one phase.

WHEREAS, the Mayor and City Council find and hereby declare that it is in the best interests of the City and its residents to accept the recommendation of the Plan Commission and approve the application as set forth hereinbelow;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WARRENVILLE, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals shall be, and are hereby incorporated as findings of fact as if fully set forth herein.

SECTION TWO: Subject to the conditions set forth in Section Six of this Ordinance, the City Council shall and does hereby approve a (i) Special Use Permit for Planned Unit Development; (ii) Preliminary and Final plans and documents attached hereto as Exhibit 1 and made a part hereof, (iii) Special Use Permit for an Animal Hospital and (iv) Planned Unit Development Variations to allow reduction to 40-foot front yard building and parking setbacks required along Batavia Road and a reduction to parking lot illumination level.

SECTION THREE: Subject to the conditions set forth in Section Six of this Ordinance, the Plan Commission's approval of Transitional Yard Landscaping/Screening relief that would waive the transitional fence required by Section 11.I. of the Warrenville Zoning Ordinance, foundation landscape relief that would reduce foundation landscape area, and parking lot landscape relief that would allow elimination of one parking lot landscape island, shall be and are hereby ratified.

SECTION FOUR: Subject to the conditions set forth in Section Six of this Ordinance, the use of the decorative light fixtures illustrated on the attached hereto Exhibit 2 and made part hereof, to illuminate the proposed on-site parking areas, shall be and is hereby approved.

SECTION FIVE: Subject to the conditions set forth in Section Six of this Ordinance, the Council waives the installation of decorative street lights.

SECTION SIX: The approvals set forth at Section Two, Three, Four and Five hereinabove are made expressly subject to Applicant's compliance with the following provisions:

- 1). the Subject Property shall be developed in substantial compliance with the PUD Documents listed on Exhibit 1;
- 2). the Applicant shall either comply with the light fixture specifications outlined in the Zoning Ordinance or submit the final fixtures for Plan Commission approval at a future date;
- 3). prior to a building permit being issued for the construction of the Project as illustrated on the Final PUD Documents listed on Exhibit 1, the Applicant shall prepare, execute, and submit for City approval and recordation at DuPage County a Plat of Easement dedication that complies with the legal requirements of the City of Warrenville and the recording requirements of DuPage County. Said plat shall:
  - a. Dedicate a 20-foot wide permanent pedestrian/sidewalk easement from the north property line to the south property line of the Subject Property beginning 30 feet west of the east property of the Subject Property.
  - b. Dedicate a 10 foot wide permanent pedestrian easement from the north property line to the south property line of the Subject Property adjacent to the east side of the west (Batavia Road) property line of the Subject Property.

- c. Incorporate the following pedestrian easement dedication language to control these pedestrian/sidewalk easements:

Owner hereby grants to the City of Warrenville ("City") a permanent, non-exclusive easement for the construction, maintenance, repair and replacement of a pedestrian path/sidewalk not to exceed 10 feet in width in the locations designated "pedestrian/sidewalk easements" on this plat. The City shall have the responsibility for the construction, operation, repair and replacement of said path/sidewalk improvements as City owned public improvements. After any work is done on the path/sidewalk improvements, the City shall be responsible at its sole expense to restore site conditions, including landscaping, to their condition prior to such work. The City shall be prohibited from exercising its rights under this easement dedication except in conjunction with the construction, operation and maintenance of an interconnected pathway/sidewalk system that extends across multiple properties and connects with a dedicated public Right-of-Way. If the City does not exercise its rights under this easement within 10 years from its recordation, the easement dedication shall become null and void.

- 4). the Applicant shall comply with all comments outlined in the Memos from Consulting City Engineer dated March 13 and April 4, 2006, attached hereto and made part hereof on Exhibit 3;
- 5). the Applicant shall comply with all code-supported comments outlined in the Memo from Warrenville Fire Protection District dated March 9, 2006, made part hereof;
- 6). the Applicant shall comply with all comments outlined in the attached Memo from City Public Works Superintendent dated March 15, 2006, attached hereto and made part hereof on Exhibit 4.

SECTION SEVEN: Except as expressly amended herein, the provisions of Ordinance No. 1230 are hereby ratified and affirmed and shall remain in full force and effect with respect to the Subject Property. To the extent of any conflict between Ordinance No. 1230 and this Ordinance, the provisions of this Ordinance shall prevail.

SECTION EIGHT: The approvals set forth in Sections Two through Five are granted expressly subject to the Applicant's compliance with the terms and conditions of Ordinance No. 1230 and this Ordinance. Should the Applicant fail to comply with any of the terms or conditions set forth herein or with the applicable codes and ordinances of the City, the approval herein granted shall be immediately rendered null, void and of no further force or effect.

SECTION NINE: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED THIS 19th day of June, 2006.

AYES: Ald. Bevier, Weidner, Schultz, Wiesbrock, Barry, Leonard, and McGuire

NAYS: None

ABSENT: Ald. Safford

APPROVED THIS 20th day of June, 2006.

ATTEST:

Emily J. Larson  
City Clerk

D. J. [Signature]  
Mayor

COWI05457\REV6/15/06

**PUBLISHED IN PAMPHLET FORM BY  
AUTHORITY OF THE CITY COUNCIL  
OF THE CITY OF WARRENVILLE,  
DUPAGE COUNTY, ILLINOIS, THIS  
20 DAY OF JUNE 2006  
Emily J. Larson  
CITY CLERK**

ORDINANCE NO. O2018-32

**AN ORDINANCE APPROVING A MAJOR AMENDMENT  
TO THE PUD PLANS APPROVED BY ORDINANCE # 2299 FOR  
WARRENVILLE GROVE ANIMAL HOSPITAL, AT 3S481 BATAVIA ROAD**

WHEREAS, Warrenville Grove Animal Hospital, LLC ("**Tenant**") is the lessee of that certain real property commonly known as 3S481 Batavia Road, DuPage County, Illinois, and legally described in **Exhibit A ("Property")**; and

WHEREAS, Warrenville Grove Land Holdings, LLC ("**Owner**") is the owner of the Property; and

WHEREAS, in 2006, the City Council approved Ordinance No. 2299 ("**PUD Ordinance**"), approving a special use permit for a planned unit development ("**Special Use Permit**") and approving a final development plan ("**Final Development Plan**") to allow for the development and maintenance of the Property as an animal hospital, including the construction of a new parking lot and an addition to the existing building ("**Approved Planned Unit Development**"); and

WHEREAS, on July 20, 2006, the Plan Commission approved a minor amendment to the Approved Planned Development to modify the floor plan and reduce the overall footprint of the building on the Subject Property ("**Minor Amendment**"); and

WHEREAS, pursuant to Sections 7 and 8 and Table 2D of the City of Warrenville Zoning Ordinance ("**Zoning Ordinance**"), RWE Management Company ("**Applicant**"), on behalf of Tenant and with consent of the Owner, filed an application ("**Application**") to further amend the Approved Planned Unit Development to construct eight additional parking spaces with associated lighting, landscaping, and stormwater improvements on the east side of the existing parking lot ("**Parking Lot Improvements**"); and

WHEREAS, pursuant to Section 8.F.4 of the Zoning Ordinance, the Parking Lot Improvements constitute a "major amendment" to the Approved Planned Unit Development ("**Major Amendment**"); and

WHEREAS, a public hearing of the Plan Commission of the City of Warrenville ("**Plan Commission**") to consider the Major Amendment was duly advertised in the *Daily Herald* on July 4, 2018 and held on July 19, 2018; and

WHEREAS, on July 19, 2018, the Plan Commission adopted Findings of Fact, Project Number 2018-0327, and unanimously recommended that the City Council approve the Major Amendment for the Parking Lot Improvements; and

WHEREAS, the City Council has determined that the Major Amendment complies with the required standards for planned developments as set forth in Section 8 of the Zoning Ordinance; and

WHEREAS, consistent with the Plan Commission recommendation, the Mayor and the City Council have determined that it is in the best interest of the City and the public to approve the Major Amendment to the Approved Planned Unit Development for the Parking Lot Improvements, in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

SECTION 2: Approval of Amendment to the Special Use Permit. Subject to, and conditioned upon, the conditions, restrictions, and provisions set forth in Sections 5 and 6 of this Ordinance, the City Council hereby approves the Major Amendment to the Approved Planned Unit Development for the Property, in accordance with, and pursuant to, Sections 7 and 8 of the Zoning Ordinance and the home rule powers of the City.

SECTION 3: Approval of Amended Final PUD Plan.

A. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Sections 5 and 6 of this Ordinance, the City Council hereby amends the Final Development Plan for the Approved Planned Development for the Property, as defined and approved pursuant to Section Six and Exhibit 1 of the PUD Ordinance, as amended by the Minor Amendment, to include the following documents (collectively, the "**Amended Final PUD Documents**"):

1. The Planned Unit Development Application, consisting of six sheets and submitted by Applicant, and dated May 21, 2018, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**.
2. The Landscape Plan, consisting of one sheet and prepared by Eriksson Engineering Associates, Ltd., dated May 29, 2018, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit C ("Landscape Plan")**.
3. The Topographical Site Development Plan, consisting of one sheet and prepared by Engineering Resource Associates, dated May 29, 2018, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit D**.
4. The E-APA12 Series Specifications, consisting of five sheets and prepared by E-conolight, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit E**.
5. The Photometric Plan, consisting of one sheet and dated May 21, 2018, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit F**.

B. Conflicts. In the event that any of the Amended Final PUD Documents conflict with the plans and documents identified in Section Six and Exhibit 1 of the PUD Ordinance or the Minor Amendment, the Amended Final PUD Documents control.

SECTION 4: Approval of Zoning Variation within a Planned Development. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 and 6 of this Ordinance, and in accordance with and pursuant to Section 8.C of the Zoning Code and the home rule powers of the City, the Applicant's request for an exception from Section 11.G.2 of the Zoning Ordinance to eliminate the requirement that a landscape island be provided every 10 parking spaces is hereby granted for, and with respect to, the Major Amendment.

SECTION 5: Conditions. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Warrenville City Code or the Zoning Ordinance or any other rights the Owner may have, the approvals in Sections 2 and 3 of this Ordinance are hereby expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the following conditions:

A. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance, the PUD Ordinance, and the Minor Amendment.

B. Compliance with Final PUD Plans. The redevelopment, use, operation, and maintenance of the Property must comply with the Final PUD Plan, as amended by the Amended Final PUD Documents, except for minor changes approved by the Director of Community and Economic Development in accordance with all applicable City standards.

C. Other Conditions.

1. Fees and Development Security. The Tenant shall pay the outstanding fees and submit the Development Security required pursuant to Section 6.08.A.2 of the Warrenville Subdivision Control Ordinance prior to building permit issuance for the Parking Lot Improvements. Applicable fees include the Final Engineering Review and Inspection fee balance based upon the Engineer's opinion of probable construction costs for Public Improvements and Stormwater Inspection Fee of \$500.
2. Warrenville Fire Protection District Review. The Tenant shall comply with all code-supported comments and recommendations outlined in the review memo from the Warrenville Fire Protection District, dated June 6, 2018.
3. Senior Civil Engineer Review. The Tenant shall comply with the comments and recommendations outlined in the review memo from Senior Civil Engineer Hocking, dated June 13, 2018.
4. Consulting Ecologist Review. The Tenant shall comply with the comments and recommendations outlined in the review memo from Bollinger Environmental Inc., dated June 12, 2018.
5. Landscaping.
  - a. Shrubs. All shrubs except dwarf species shall be at least 2.5 feet tall at the time of installation.

- b. Landscape Maintenance Plan and Maintenance Calendar. Prior to the final completion of the Parking Lot Improvements, the Tenant shall have the Landscape Maintenance Plan and Maintenance Calendar prepared by a qualified landscape architect or designer and submitted to the City staff for review and approval in accordance with Section 11.C.10 of the Zoning Ordinance.
- c. Landscape Maintenance Plan, Calendar and Agreement. Prior to final completion of the Parking Lot Improvements, the Tenant shall execute a Landscape Maintenance Agreement and Covenant ("**Covenant**") referencing the approved Landscaping Plan, Landscape Maintenance Plan and Maintenance Calendar, and such Covenant shall be recorded by the City.

SECTION 6: Continued Effect; Conflicts.

A. Continued Effect. Except as provided otherwise in this Ordinance, all terms, provisions, and requirements of the Approved Planned Development, the PUD Ordinance, and the Minor Amendment remain unchanged and in full force and effect.

B. Conflict. In the event of a conflict between this Ordinance and the PUD Ordinance or the Minor Amendment, this Ordinance controls.

SECTION 7: Binding Effect. This Ordinance and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are binding upon, the Owner and its personal representatives, successors, and assigns.

SECTION 8: Failure to Comply with Conditions. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the City, the approvals granted in Sections 2 and 3 of this Ordinance ("**Approvals**") may, at the sole discretion of the Mayor and the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council may not so revoke the Approvals unless it first provides the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the City Council. In the event of such revocation, the City Administrator and City Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 9: Amendments. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for the granting of special use permits and planned unit developments.

SECTION 10: Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

- 1. Passage by the City Council by a majority vote in the manner required by law;
- 2. Publication in pamphlet form in the manner required by law;

3. The filing by the Tenant, Applicant and Owner with the City Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit G** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the City for any claims that may arise in connection with the approval of this Ordinance; and
4. Recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with the office of the Recorder of DuPage County.

B. In the event that the Applicant and Owner do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Paragraph 10.A.3 of this Ordinance within 90 days after the date of passage of this Ordinance by the Mayor and City Council, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED THIS 6th day of August, 2018.

AYES: Ald. Barry, Goodman, Weidner, Hoffmann, Bevier, Davolos, Aschauer, Wilson

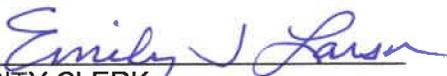
NAYS: None

ABSENT: None

APPROVED THIS 6th day of August, 2018.

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

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