

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JANUARY 16, 2007 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for 922 Warren Avenue with variations	Resolution ✓ Ordinance Motion Discussion Only	David Fieldman Deputy Village Manager

SYNOPSIS

An Ordinance has been prepared for a special use with a variation for a multi-family residential development. The subject property is former Downers Grove Reporter site at 922 Warren Avenue.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the January 9, 2007 Village Council Workshop. The Council inquired if the petitioner would be required to improve the stormwater drainage near the existing retaining wall. The draft Ordinance requires that the petitioner develop the site pursuant to the plans attached to the Ordinance. Adherence to these plans will address the drainage concern. Staff does not object to the addition of a condition that would read “Prior to the start of construction, the petitioner shall meet with the owner of the property located at 911 Rogers Street to discuss the design of the proposed retaining wall. A summary of the meeting shall be submitted to the Village prior to the issuance of a building permit.” Approval is recommended on the January 16, 2006 Active Agenda.

BACKGROUND

The petitioner is proposing to redevelop the former Reporter Building at 922 Warren Avenue with a town home development. The property is zoned DB Downtown Business and is located directly north of the railroad tracks. The property is east of the Tivoli Theater and surrounded by commercial uses on the west and east and single family uses on the north. The building has been vacant since the Reporter relocated its operations. The development is summarized in the table below:

	Required/Max	Proposed	Setbacks	Required	Proposed
Parcel Size	N/A	30,687 s.f	Front (South)	0	0 ft.
Dwelling Units	46	28	Rear (North)	0	0 ft.
Density	60 DU/acre	39.8 DU/acre	Side (East)	0	5.9-6.4 ft.
Building Height	70 ft.	49 ft.	Side (West)	0	7.25-11.5 ft.
Parking	35	56	Open Space	0	3,931 sq. ft. (13%)
Drive Aisles	24 ft.	20 ft.			

The petitioner wishes to demolish the existing building and construct a three-story court yard townhouse building. The petitioner is requesting a planned development, special use, a variation for drive aisle dimensions and a final plat of subdivision to complete the project. The proposed building would occupy the majority of the site and would have the setbacks noted in the above table. There would be two access points from Warren Avenue. The garages would access off of the two drives. The units would front on green space with the inner units fronting off of a thirty (30) foot wide court yard. The overall site would contain thirteen (13) percent green space.

Because the property is located within the DB Downtown Business District, the project is required to have an on-site parking ratio of 1.4 spaces per dwelling unit, thirty-five (35) spaces in this case. The petitioner is proposing fifty-six (56) parking spaces (2 spaces per unit) in individual townhouse garages. The petitioner is proposing to sell the northern lot (on Rogers Street) to the owner of the Tivoli Theater in order to provide more parking for the theater. As part of the land sale, the petitioner would be maintaining the ability to park up to twelve (12) guests for the townhome development in the lot.

The petitioner is requesting a variation to decrease the width of the drive aisles from twenty-four (24) feet to twenty (20) feet. The drives will provide adequate access for emergency operations. No variations to reduce the number of parking spaces or to use any off-site parking areas are proposed.

The Plan Commission considered the project at their and December 4, 2006 meeting and recommended unanimous approval of the special use, variation, final planned development and plat of subdivision. The Commission required the petitioner to submit new drawings for the turn simulation and the north elevation and retaining wall prior to Village Council Review. The petitioner has submitted the revised plans to address the Plan Commission's recommendations; they are included as Exhibit A to the ordinances and resolution. Staff concurs with the Plan Commission recommendation.

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** January 16, 2007
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** PC-47-06
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 922 WARREN AVENUE TO PERMIT MULTI-FAMILY RESIDENTIAL DWELLINGS WITH VARIATIONS", as presented.

SUMMARY OF ITEM:

At their meeting of December 4, 2006, the Plan Commission recommended that a Special Use be granted for the property located at 922 Warren Avenue for multi-family residential dwellings with variations.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR
922 WARREN AVENUE TO PERMIT MULTI-FAMILY
RESIDENTIAL DWELLINGS WITH VARIATIONS**

WHEREAS, the following described property, to wit:

Parcel 1: Lot 7 (except the South 14 feet thereof) and West 27 feet of Lot 8 (except South 14 feet thereof) In Gallagher’s Subdivision of the South 247.5 feet of Lots 3, 4 and the West Half of Lot 5 of Beardsley’s Addition to Downers Grove, a subdivision of part of the Northwest Quarter of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of said Gallagher’s Subdivision recorded February 19, 1923 as Document 162910, in DuPage County, Illinois.

Parcel 2: The East 53 feet (except that part, if any, falling in the West 27 feet of said lot) of Lot 8 (except the South 14 feet thereof) of Gallagher’s Subdivision of the South 247.5 feet of Lots 3, 4 and the West Half of Lot 5 of Beardsley’s Addition to Downers Grove, a subdivision of part of the Northwest Quarter of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 4: Lot 9 and Lot 10 (except the South 14 feet) in Gallagher’s Subdivision of the South 247.5 feet of Lots 3, 4 and the West Half of Lot 5 of Beardsley’s Addition to Downers Grove, in the Northwest fractional Quarter of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of said subdivision recorded February 19, 1923 as Document 162910, amended by affidavit recorded January 24, 1938 as Document 386895 in DuPage County, Illinois.

Commonly known as 922 Warren Avenue, Downers Grove, IL (PINs 09-08-124-012, 09-08-124-014,-015,-016)

(hereinafter referred to as the "Property") is presently zoned in the "*DB, Downtown Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-610(d)(1) of the Zoning Ordinance be granted to allow multi-family residential dwellings.

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-1802 of the Zoning Ordinance be granted to allow multi-family residential dwellings including the following Variations:

1. Variation from Chapter 28, Section 1405(a); *size of parking spaces*, to reduce the aisle width requirement to twenty (20) feet versus the minimum twenty-four (24) foot aisle width requirement in the DB Zoning District is approved and shall be set forth in the Downers Grove Townhomes Final Development Plans.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said

petition and has made its findings and recommendations, all in accordance with the laws of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use and Variations, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That a Special Use of the Property is hereby granted to permit multi-family residential dwellings including the requested Variations as outlined above.

SECTION 2. This approval is subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Terra Engineering dated August 31, 2006, revised November 1, 2006; the architectural plans prepared by John Conrad Schiess dated August 31, 2006, revised November 3, 2006; the landscaping plan prepared by McAdam Landscaping, Inc. dated October 31, 2006 and to the final plat of subdivision prepared by United Survey Service, LLC dated November 21, 2006, attached hereto as Group Exhibit A, except as such plans may be modified to conform to Village Codes and Ordinances and the terms and conditions in the Ordinance Designated Downers Grove Townhomes as Final Planned Development Number 42, dated January 16, 2007.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use with Variations is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this

ordinance are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

I:\wp8\ord.06\SU-DG-Townhomes-w-var-PC-47-06



DOWNERS GROVE TOWNHOMES

922 Warren, Downers Grove, Illinois

Downers Grove Development Group, LLC
811 West Madison
Oak Park, Illinois 60302
(708) 445-8888

Submit for Planned Development: 1 September 2006
Revised for Planned Development: 3 November 2006

COPYRIGHT. John Conrad Schiess, expressly reserve his common law copyright and other copyrights in these plans. These plans contain original material and ideas. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John Conrad Schiess. JCSA © 2006

The Office of John Conrad Schiess Architect

I hereby certify that these plans were prepared under my direction and, to the best of my knowledge and belief, conform to the Codes and Ordinances of the Village of Downers Grove, Illinois.

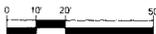
Sheet Title
Rendering

SK3.6

Sheet No.

THIS PLAN SUBMITTED BY:
UNITED SURVEY SERVICE, LLC.
 5681 ELMS TERRACE
 DES PLAINES, ILLINOIS 60016
 PHONE: (847) 299-1010
 FAX: (847) 299-5887

SEND TAX BILL TO:
**DOWNERS GROVE
 DEVELOPMENT GROUP**
 1511 W. MADISON STREET
 OAK PARK, ILLINOIS, 60302



MIA GANADEN RESUBDIVISION

OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH,
 RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

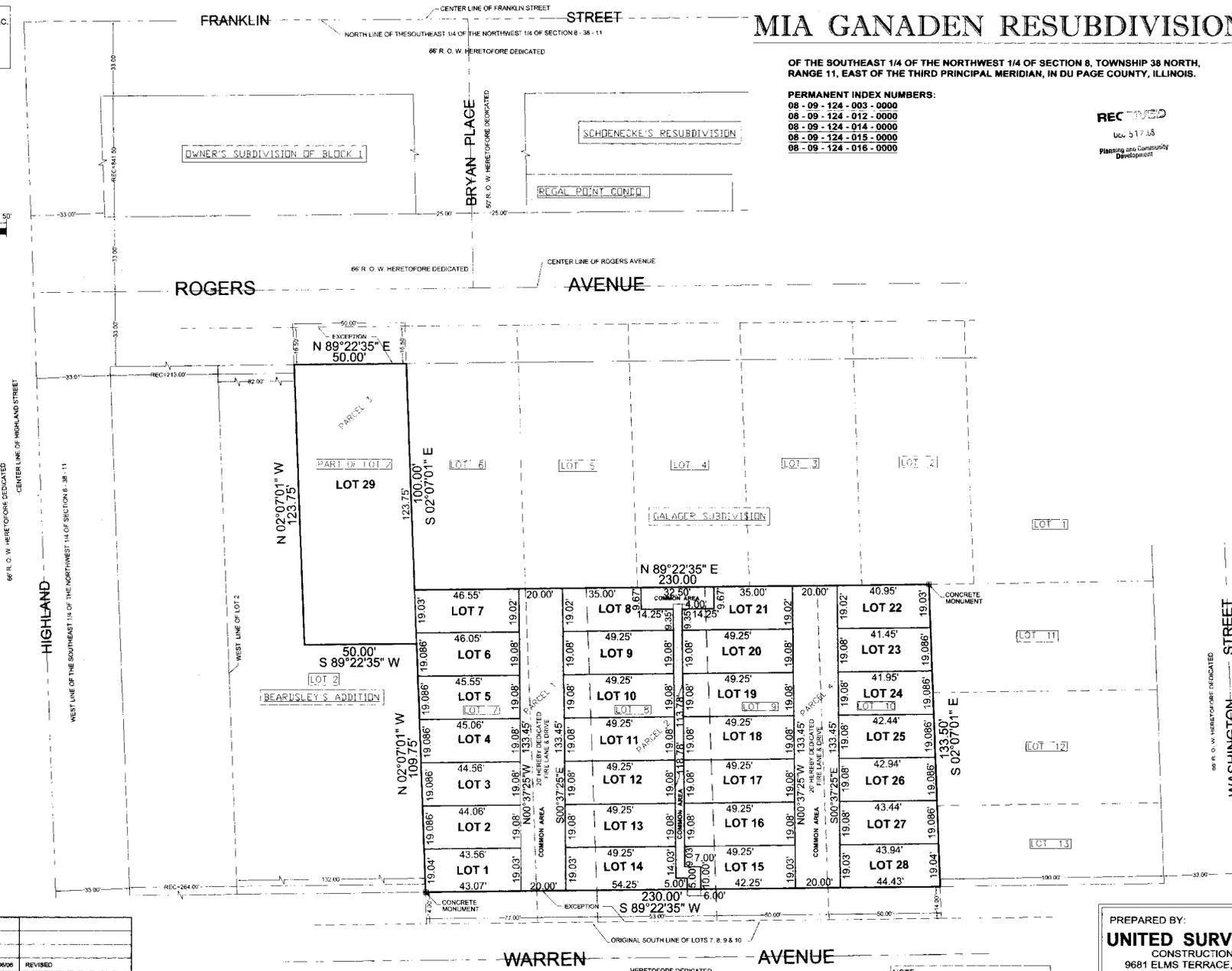
PERMANENT INDEX NUMBERS:

- 08-09-124-003-0000
- 08-09-124-012-0000
- 08-09-124-014-0000
- 08-09-124-015-0000
- 08-09-124-016-0000

RECEIVED

LEV 517.05
 Planning and Community
 Development

MAIL PLAT TO:
VILLAGE OF DOWNERS GROVE
 860 BURLINGTON ROAD
 DOWNERS GROVE, ILLINOIS 60515



AREA TABLE	
LOT 1	AREA = 824 SQ. FT.
LOT 2	AREA = 836 SQ. FT.
LOT 3	AREA = 845 SQ. FT.
LOT 4	AREA = 855 SQ. FT.
LOT 5	AREA = 864 SQ. FT.
LOT 6	AREA = 874 SQ. FT.
LOT 7	AREA = 881 SQ. FT.
LOT 8	AREA = 899 SQ. FT.
LOT 9	AREA = 940 SQ. FT.
LOT 10	AREA = 940 SQ. FT.
LOT 11	AREA = 940 SQ. FT.
LOT 12	AREA = 940 SQ. FT.
LOT 13	AREA = 940 SQ. FT.
LOT 14	AREA = 962 SQ. FT.
LOT 15	AREA = 867 SQ. FT.
LOT 16	AREA = 940 SQ. FT.
LOT 17	AREA = 940 SQ. FT.
LOT 18	AREA = 945 SQ. FT.
LOT 19	AREA = 940 SQ. FT.
LOT 20	AREA = 940 SQ. FT.
LOT 21	AREA = 799 SQ. FT.
LOT 22	AREA = 784 SQ. FT.
LOT 23	AREA = 796 SQ. FT.
LOT 24	AREA = 805 SQ. FT.
LOT 25	AREA = 814 SQ. FT.
LOT 26	AREA = 824 SQ. FT.
LOT 27	AREA = 833 SQ. FT.
LOT 28	AREA = 841 SQ. FT.
LOT 29	AREA = 8,154 SQ. FT.
COMMON	AREA = 8,191.6 SQ. FT.
TOTAL SUBDIVISION	AREA = 38,980 SQ. FT. OR 0.846 ACRE

ORDERED BY: METROPOLIS ARCHITECTS & BUILDERS	
SCALE: 1" = 20'	
DATE: SEPTEMBER 1, 2006	12/06/06 REVISION
FILE NO.: 2006-16302-1	11/21/06 REVISION PER NEW SITE PLAN
DATE	REVISION

PREPARED BY:
UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 9681 ELMS TERRACE, DES PLAINES, ILLINOIS 60016
 TEL.: (847) 299-1010 FAX: (847) 299-5887
 E-MAIL: USURVEY@IX.NETCOM.COM

MIA GANADEN RESUBDIVISION

OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:
 08 - 09 - 124 - 003 - 0000
 08 - 09 - 124 - 012 - 0000
 08 - 09 - 124 - 014 - 0000
 08 - 09 - 124 - 015 - 0000
 08 - 09 - 124 - 016 - 0000

MAL PLAT TO:
 VILLAGE OF DOWNERS GROVE
 861 BURLINGTON ROAD
 DOWNERS GROVE, ILLINOIS 60515

THIS PLAT SUBMITTED BY:
UNITED SURVEY SERVICE, LLC
 9681 ELMS TERRACE
 DES PLAINES, ILLINOIS 60016
 PHONE: (847) 299 - 1010
 FAX: (847) 299 - 5867

SEND TAX BILL TO:
DOWNERS GROVE DEVELOPMENT GROUP
 811 W. MADISON STREET
 DUNKER PARK, ILLINOIS, 60502

EASEMENT PROVISIONS

EASEMENTS DESIGNATED FOR UNDERGROUND AND SURFACE TELECOMMUNICATIONS PUBLIC UTILITIES AND DRAINAGE FACILITIES ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND THE PROVIDERS OF TELECOMMUNICATIONS AND PUBLIC UTILITIES. THEIR SUCCESSORS AND ASSIGNS IN ALL PLATTED EASEMENTS ARE AS SHOWN ON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE PURPOSE OF INSTALLING, EXTENDING, CONSTRUCTING, REPAIRING, MAINTAINING, RECONSTRUCTING, AND OPERATING SUCH TELECOMMUNICATIONS, PUBLIC UTILITIES AND STORM SEWER FACILITIES AND RELATED APPURTENANCES, IN UNDERPASS ALONG AND UPON THE SO DESIGNATED EASEMENT AREA IN ORDER TO SERVE ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER REAL PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO.

THIS GRANT OF EASEMENT SHALL INCLUDE THE RIGHT OF THE GRANTEE TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT WITHOUT LIABILITY TO CUT, TRIM, ALTER OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES, OR DEVICES WITHIN THE DESIGNATED EASEMENT AREA AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREBY GIVEN. WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE, NO BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, PLACED, OR PLANTED IN ANY SUCH EASEMENT AREAS, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE **NORTHERN ILLINOIS GAS COMPANY** ITS SUCCESSORS AND ASSIGNS TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, INSPECT, REPAIR, RENEW, REPLACE AND REMOVE PIPELINES, GAS MAINS AND SERVICE PIPES, TOGETHER WITH THE NECESSARY VALVES, VALVE BOXES, REGULATORS AND OTHER ATTACHMENTS, CONNECTIONS AND FIXTURES FOR TRANSMITTING AND DISTRIBUTING GAS TO PROPERTIES WITHIN AND WITHOUT THE SUBDIVISION, UPON, UNDER, ACROSS AND WITHIN ALL ROADS, STREETS, ALLEYS, FACILITIES, EQUIPMENT AND APPURTENANCES, WHEN INSTALLED, WILL NOT INTERFERE WITH THE MOVEMENT OF TRAFFIC UPON SUCH ROADS, STREETS, ALLEYS OR COMMON AREAS.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO

- VILLAGE OF DOWNERS GROVE
- NORTHERN ILLINOIS GAS COMPANY
- CABLE TV
- COMMONWEALTH EDISON COMPANY
- AT & T

UTILITY SIGNATURES

BY _____
 TITLE: _____
 NORTHERN ILLINOIS GAS COMPANY

BY _____
 TITLE: _____
 CABLE TV

BY _____
 TITLE: _____
 COMMONWEALTH EDISON COMPANY

BY _____
 TITLE: _____
 AT & T

VILLAGE OF COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) S S
 COUNTY OF DU PAGE)
 APPROVED THIS _____ DAY OF _____, 200____, BY THE COUNCIL
 OF THE VILLAGE OF DOWNERS GROVE ILLINOIS

BY _____ MAYOR _____

ATTEST _____ VILLAGE CLERK _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S S
 COUNTY OF DU PAGE)
 APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE,
 THIS _____ DAY OF _____, A.D. 200____.

BY _____ CHAIRMAN _____

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS)
) S S
 COUNTY OF DU PAGE)
 I, _____ COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT
 DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR
 FORTHCOMING SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THAT HAVE
 NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED
 IN THIS PLAT.

DATED THIS _____ DAY OF _____, 200____.

BY _____ SANITARY DISTRICT COLLECTOR _____

DOWNERS GROVE VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) S S
 COUNTY OF DU PAGE)
 I, _____ COLLECTOR OF THE VILLAGE OF
 DOWNERS GROVE DO HEREBY CERTIFY THAT THERE ARE
 NO DELINQUENT OR UNPAID CURRENT OR FORTHCOMING SPECIAL
 ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THAT HAVE
 NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED
 IN THIS PLAT.

DATED THIS _____ DAY OF _____, 200____.

BY _____ DOWNERS GROVE VILLAGE COLLECTOR _____

DU PAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) S S
 COUNTY OF DU PAGE)

I, _____ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS,
 DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT FEDERAL TAXES, NO
 UNPAID CURRENT FEDERAL TAXES, AND NO UNPAID FORTIFIED TAXES AND NO
 RECEMABLE TAX SALL AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED STATUTORY FEES IN CONNECTION
 WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, DU PAGE
 COUNTY, ILLINOIS, THIS _____ DAY OF _____, 200____.

BY _____ COUNTY CLERK _____

DU PAGE COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
) S S
 COUNTY OF DU PAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DU PAGE
 COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 200____, AT _____ O'CLOCK
 P.M. AS DOCUMENT NUMBER _____.

BY _____ COUNTY RECORDER _____

OWNER'S CERTIFICATE

DOWNERS GROVE DEVELOPMENT GROUP HEREBY CERTIFIES THAT IT IS THE
 OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS
 CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED IN THE
 MANNER HEREON DRAWN.
 IN WITNESS WHEREOF OF SAID **DOWNERS GROVE DEVELOPMENT GROUP** AS
 OWNER OF SAID PROPERTY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED
 BY DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO BE HEREON
 AFFIXED THIS _____ DAY OF _____, A.D. 200____.

BY _____ TITLE _____

BY _____ TITLE _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S S
 COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN
 THE STATE AFORESAID DO HEREBY CERTIFY THAT _____ AND
 _____ PERSONALLY KNOWN TO ME TO BE THE
 _____ AND _____ OF AND
 PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE
 SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS
 DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND
 DELIVERED THE ANNEXED PLAT AS _____ AND
 _____ OF SAID _____ AND
 CAUSED THE SEAL OF SAID _____ TO BE AFFIXED
 THERETO PURSUANT TO AUTHORITY GIVEN BY THE _____ OF SAID
 AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID _____
 FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY
 OF _____, A.D. 200____.

BY _____ NOTARY PUBLIC _____

COMMISSION EXPIRES _____

MORTGAGE CERTIFICATE

MORTGAGE DATED _____ AS MORTGAGEE UNDER A CERTAIN
 _____ AND _____ AND RECORDED
 _____ AS DOCUMENT NUMBER _____
 HEREBY CONSENTS TO THE ANNEXED PLAT OF RESUBDIVISION
 DATED THIS _____ DAY OF _____, A.D. 200____.

BY _____ TITLE _____

BY _____ TITLE _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S S
 COUNTY OF COOK)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN
 THE STATE AFORESAID DO HEREBY CERTIFY THAT _____ AND
 _____ PERSONALLY KNOWN TO ME TO BE THE
 _____ AND _____ OF AND PERSONALLY KNOWN TO ME TO
 BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID
 INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY
 ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT
 AS _____ AND _____ OF SAID _____ AND
 CAUSED THE SEAL OF SAID _____ TO BE AFFIXED
 THERETO PURSUANT TO AUTHORITY GIVEN BY THE _____ OF SAID
 AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID _____
 AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY
 OF _____, A.D. 200____.

BY _____ NOTARY PUBLIC _____

COMMISSION EXPIRES _____

SURVYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) S S
 COUNTY OF COOK)

I, ROY G. LAWNCZAK, A REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2200, DO
 HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING
 DESCRIBED PROPERTY:

PARCEL 1:
 LOT 7 (EXCEPT THE SOUTH 14 FEET THEREOF) AND WEST 27 FEET OF LOT 8 (EXCEPT
 SOUTH 14 FEET THEREOF) IN GALLAGHER'S SUBDIVISION OF THE SOUTH 247.5 FEET
 OF LOTS 3, 4 AND THE WEST 1/2 OF LOT 8 OF BEARDSLEY'S ADDITION TO DOWNERS
 GROVE, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP
 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
 PLAT OF SAID GALLAGHER'S SUBDIVISION RECORDED FEBRUARY 19, 1923 AS
 DOCUMENT 162810, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
 THE EAST 53 FEET (EXCEPT THAT PART, IF ANY, FALLING IN THE WEST 27 FEET OF
 SAID LOT 7) OF LOT 8 (EXCEPT THE SOUTH 14 FEET THEREOF) OF GALLAGHER'S
 SUBDIVISION OF THE SOUTH 247.5 FEET OF LOTS 3, 4, AND THE WEST 1/2 OF LOT 8 OF
 BEARDSLEY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION OF PART OF THE
 NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3:
 THE SOUTH 123.75 FEET OF THE NORTH 140.25 FEET OF THE EAST 50 FEET OF LOT 2
 OF BEARDSLEY'S ADDITION TO THE TOWN OF DOWNERS GROVE, IN THE NORTHWEST
 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4:
 LOT 8 AND LOT 10 (EXCEPT THE SOUTH 14 FEET IN GALLAGHER'S SUBDIVISION OF
 LOT 8 AND THE WEST 1/2 OF LOT 10) OF LOTS 3, 4, AND THE WEST 1/2 OF LOT 8 OF
 BEARDSLEY'S ADDITION TO DOWNERS GROVE, IN THE NORTHWEST QUARTER 1/4 OF SECTION 8,
 TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
 ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED FEBRUARY 19, 1923 AS
 DOCUMENT 162810, AMENDED BY AFFIDAVIT RECORDED JANUARY 24, 1935 AS
 DOCUMENT 286855, IN DU PAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF
 SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE
 SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN
 IS SITUATED WITHIN THE CORPORATE LIMITS OF VILLAGE OF DOWNERS GROVE,
 DU PAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS DESIGNATED AS ZONE "C"
 AS SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF
 DOWNERS GROVE, ILLINOIS, COMMUNITY PANEL NUMBER 12264 0006 G,
 EFFECTIVE DATE OCTOBER 18, 1983 AS PUBLISHED BY THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
 STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE
 CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

DATED THIS 21st DAY OF NOVEMBER, A.D. 2008.

BY *Roy G. Lawnczak*
 ROY G. LAWNCZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2200
 LICENSE EXPIRES: NOVEMBER 30, 2015
 PROFESSIONAL DESIGN FIRM LICENSE NO. 1584-004516
 LICENSE EXPIRES: APRIL 30, 2007

ORDERED BY: METROPOLIS ARCHITECTS & BUILDERS	
SCALE: 1" = 20'	
DATE: SEPTEMBER 1, 2008	12/08/08 REVISED
FILE NO. 2006-16302-1	11/21/08 REVISED PER NEW SITE PLAN
DATE	REVISION



PREPARED BY:
UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 9681 ELMS TERRACE, DES PLAINES, ILLINOIS 60016
 TEL.: (847) 299 - 1010 FAX: (847) 299 - 5867
 E-MAIL: USURVEY@IX.NETCOM.COM



Site Plan
Scale: 1" = 30'-0"

Unit Key	
	TYPE 1 (2,215 SF INCLUDING GARAGE) 3-STORY RESIDENTIAL TOWNHOMES
	TYPE 2 (1,995 SF INCLUDING GARAGE) 3-STORY RESIDENTIAL TOWNHOMES
	TYPE 3 (2,375 SF INCLUDING GARAGE) 3-STORY RESIDENTIAL TOWNHOMES
	TYPE 4 (2,375 SF INCLUDING GARAGE) 3-STORY RESIDENTIAL TOWNHOMES
	TYPE 5 (2,206 SF INCLUDING GARAGE) 3-STORY RESIDENTIAL TOWNHOMES



DOWNERS GROVE TOWNHOMES

922 Warren, Downers Grove, Illinois
Downers Grove Development Group, LLC
811 West Madison
Oak Park, Illinois 60302
(708) 445-8888

Submit for Planned Development: 1 September 2006
Revised for Planned Development: 03 November 2006

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Sheet Title
Site Plan
SK1.1
Sheet No.



WARREN AVENUE

 Emergency Egress Plan
Scale: 1" = 30'-0"



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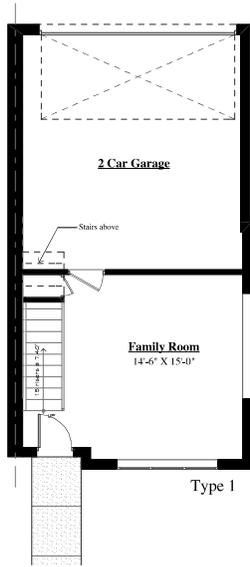
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Sheet Title

Egress Plan

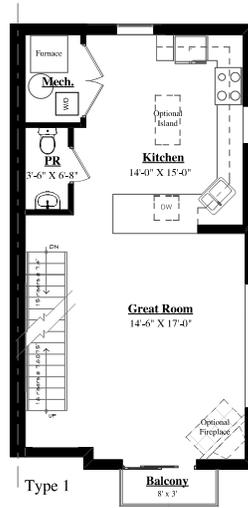
SK1.2

Sheet No.



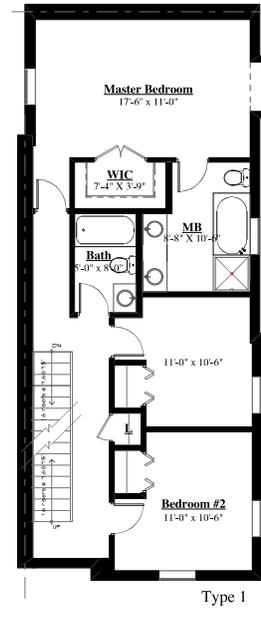
First Floor Plan - Typical for Type 1

Scale: 1" = 10'-0"



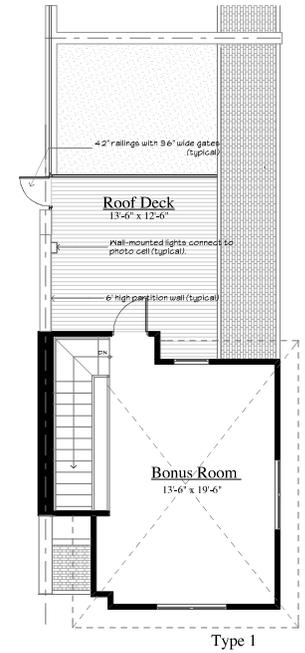
Second Floor Plan - Typical for Type 1

Scale: 1" = 10'-0"



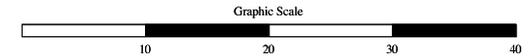
Third Floor Plan - Typical for Type 1

Scale: 1" = 10'-0"



Roof Deck Plan - Typical for Type 1

Scale: 1" = 10'-0"



DOWNERS GROVE TOWNHOMES

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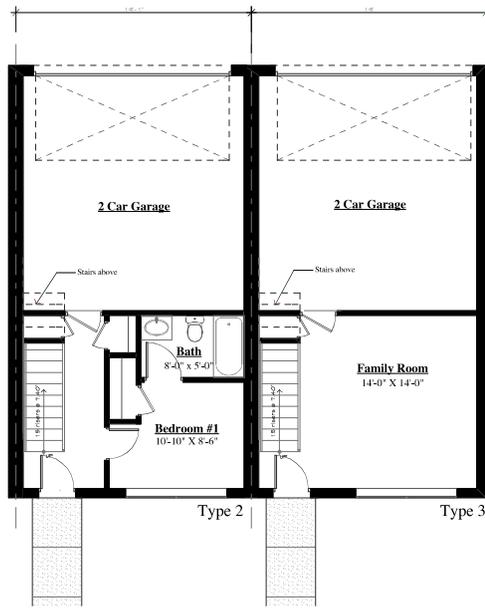
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Sheet Title
Floor Plans

SK2.1

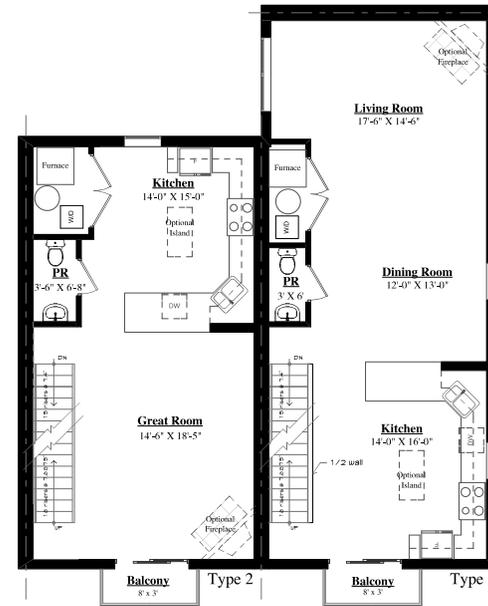
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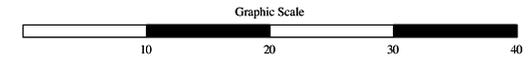
First Floor Plan - Typical for Types 2 & 3

Scale: 1" = 10'-0"



Second Floor Plan - Typical for Types 2 & 3

Scale: 1" = 10'-0"



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Sheet Title
Floor Plans

SK2.2

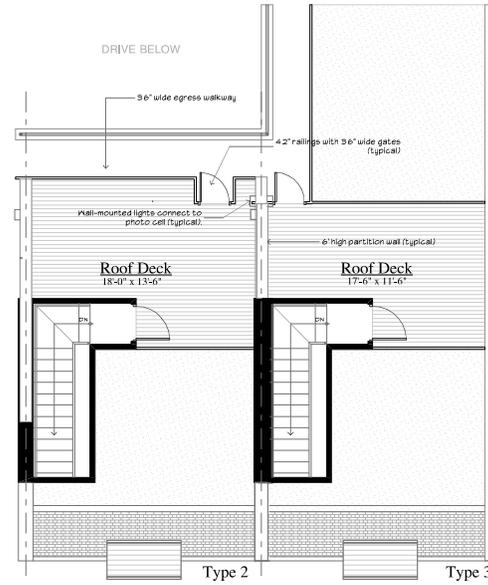
Sheet No.

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Third Floor Plan - Typical for Types 2 & 3

Scale: 1" = 10'-0"

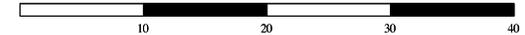


Roof Deck Plan - Typical for Types 2 & 3

Scale: 1" = 10'-0"



Graphic Scale



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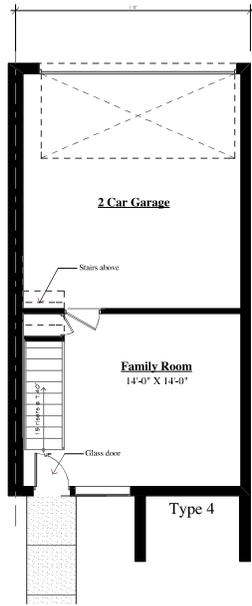
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Sheet Title
Floor Plans

SK2.3

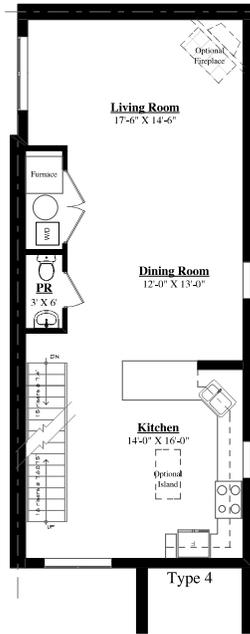
Sheet No.

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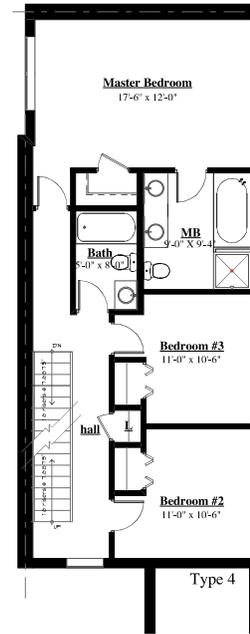
First Floor Plan - Typical for Type 4

Scale: 1" = 10'-0"



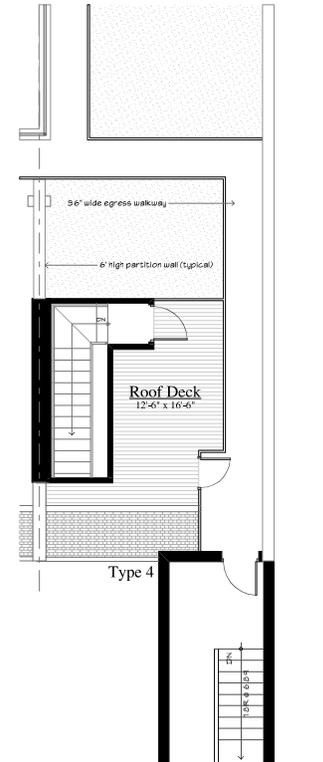
Second Floor Plan - Typical for Type 4

Scale: 1" = 10'-0"



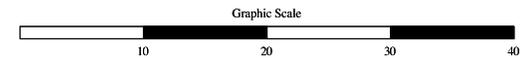
Third Floor Plan - Typical for Type 4

Scale: 1" = 10'-0"



Roof Deck Plan - Typical for Type 4

Scale: 1" = 10'-0"



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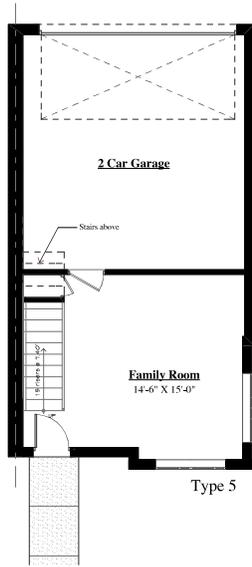
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Sheet Title
Floor Plans

SK2.4

Sheet No.

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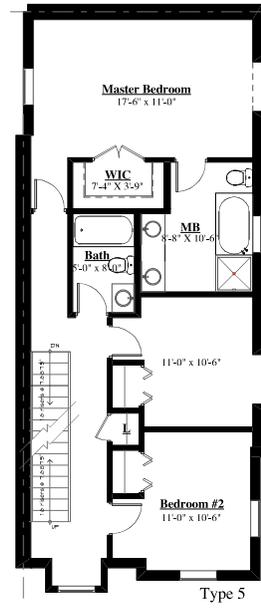
First Floor Plan - Typical for Type 5

Scale: 1" = 10'-0"



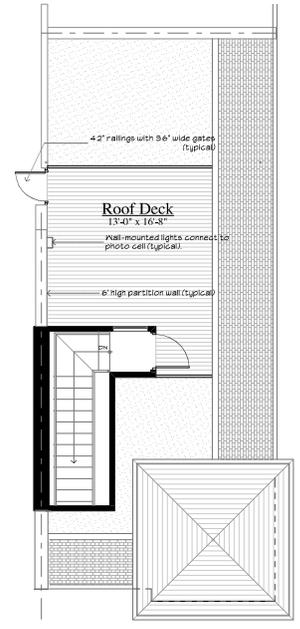
Second Floor Plan - Typical for Type 5

Scale: 1" = 10'-0"



Third Floor Plan - Typical for Type 5

Scale: 1" = 10'-0"



Roof Deck Plan - Typical for Type 5

Scale: 1" = 10'-0"



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Sheet Title
Floor Plans

SK2.5

Sheet No.

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FRONT ELEVATION ALONG WARREN AVENUE

Scale: 1/16" = 1'-0"



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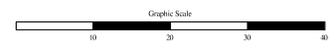
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Sheet Title
 Elevation
SK3.1
 Sheet No.



EAST ELEVATION

Scale: 1/16" = 1'-0"



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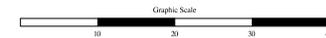
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Sheet Title
 Elevation
SK3.2
 Sheet No.



WEST ELEVATION

Scale: 1/16" = 1'-0"



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Sheet Title
 Elevation
SK3.3
 Sheet No.



INTERIOR COURTYARD ELEVATION (typical)

Scale: 1/16" = 1'-0"

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Sheet Title
 Elevation
SK3.4
 Sheet No.



SECTION THRU DRIVE LOOKING WEST (TYPICAL)

Scale: 1/16" = 1'-0"

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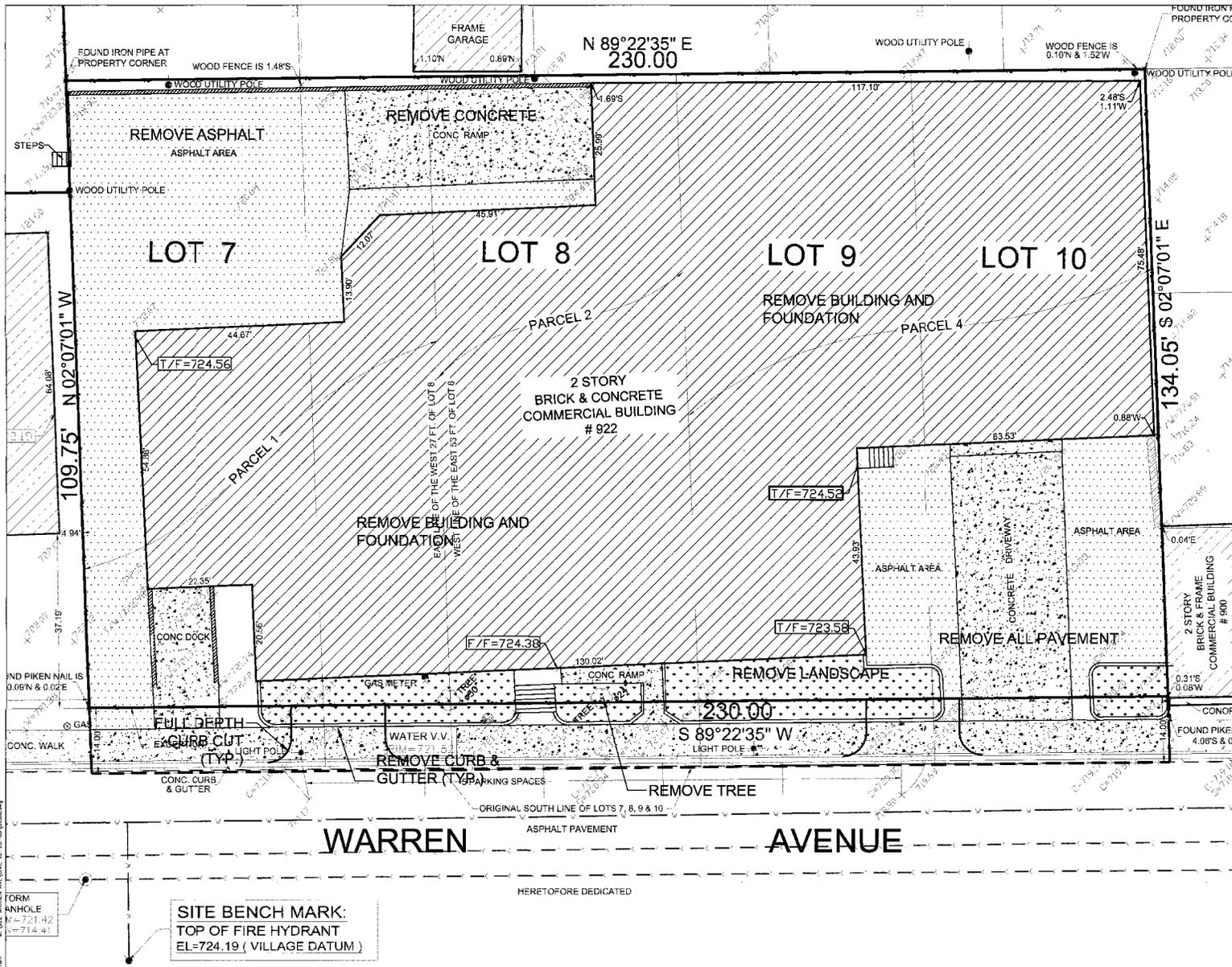
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Sheet Title
 Elevation
SK3.5
 Sheet No.



PROPOSED LEGEND:

PROPOSED LEGEND:

- PROPERTY LINE
- CA-1 CONSTRUCTION DRIVE
- REMOVE EXISTING CURB AND PAVEMENT AND BASE
- REMOVE EXISTING CONCRETE PAVEMENT AND BASE
- EXISTING BUILDING TO BE REMOVED BY OTHERS PRIOR TO CONSTRUCTION
- REMOVE EXISTING ASPHALT PAVEMENT AND BASE
- REMOVE EXISTING LANDSCAPE

EXISTING LEGEND:

- STAIRY MANHOLE
- CATCH BASIN
- 3" FORM BEHAVIOR
- WATER VALVE VAULT
- FIRE HYDRANT
- WATER MAIN
- WOOD UTILITY POLE
- 1" LIGHT POLE
- OVERHEAD ELECTRIC WIRES
- GAS
- SEALED MANHOLE
- WALK
- C-TOP OF CURB
- W-TOP OF WALK
- T-TOP OF FOUNDATION
- F-F-FINISH FLOOR

DEMOLITION NOTES:

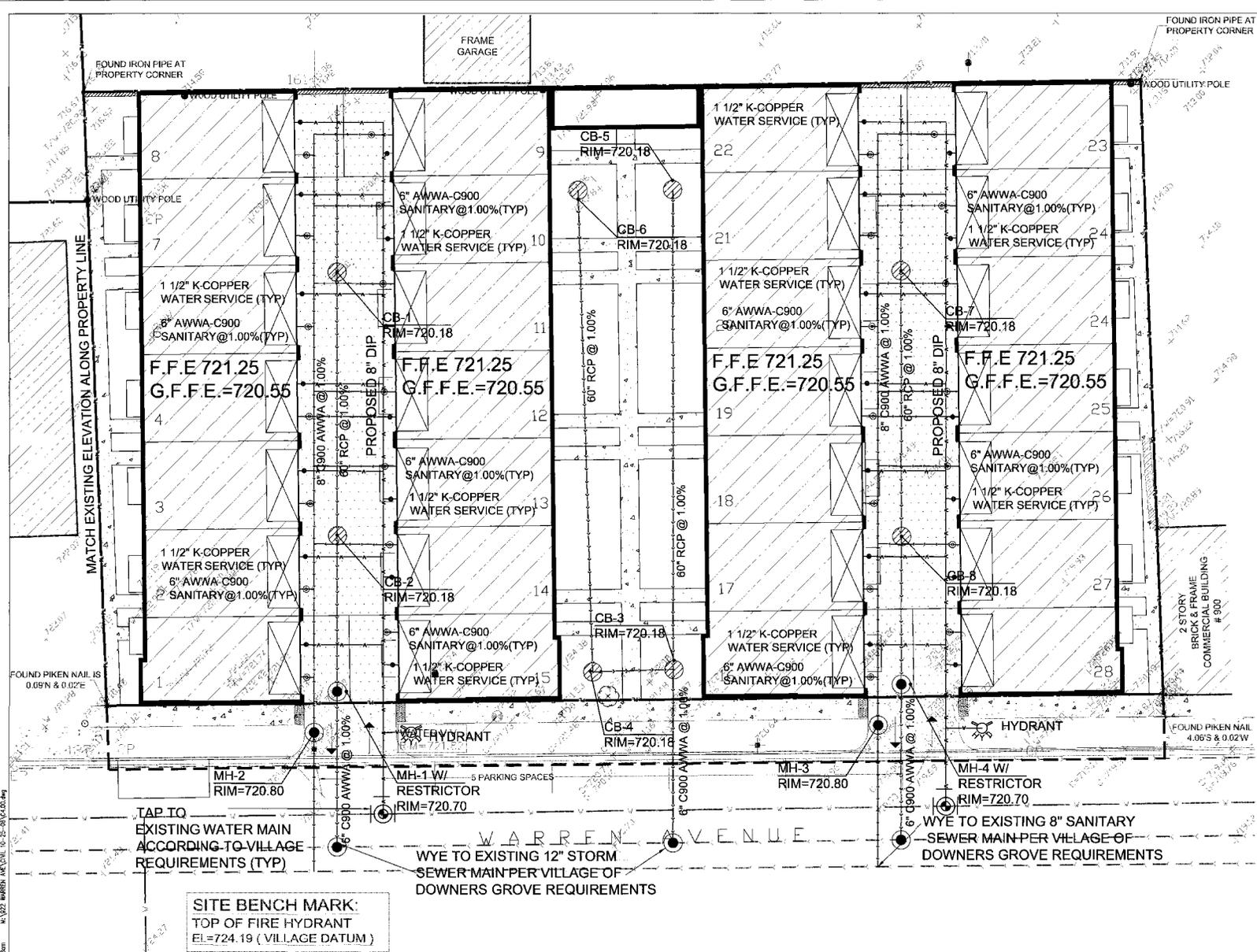
- THE EXTENT OF DEMOLITION WORK IS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN AND INCLUDES, BUT IS NOT LIMITED TO:
- REMOVAL OF ALL UTILITIES, OVERHEAD LINES AND POLES, PAVING, VEGETATION AND OTHER SITE FEATURES WHICH CONFLICT WITH THE CONSTRUCTION OF THE NEW FACILITIES, OR ARE DESIGNATED TO BE REMOVED.
 - CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS AND SPILLS TO INSURE MINIMAL INTERFERENCE WITH FACILITY OPERATION.
 - INSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. REMOVE FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND LAWFULLY DISPOSE OF SAME.
 - NOTIFY OWNER 48 HOURS IN ADVANCE OF ANY UTILITY SHUTDOWN.
 - THE CONTRACTOR SHALL COORDINATE WITH THE OWNER/ARCHITECT ALL ITEMS DESIGNATED TO BE REMOVED OR RELOCATED.
 - IF ANY ITEMS ARE ENCOUNTERED IN THE FIELD THAT ARE NOT SHOWN ON THE PLAN WHICH REQUIRE DEMOLITION OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
 - THE SURVEY BASE PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE OWNER/ARCHITECT/ENGINEER ARE NOT RESPONSIBLE FOR ANY MISREPORTED OR UNCHARTERED UTILITIES, OR OTHER ERRORS DETECTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS.
 - THE CONTRACTOR WILL PROTECT ALL UTILITIES DESIGNATED TO REMAIN. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES, ALLEYS, STREETS OR ADJACENT PROPERTIES WILL BE REPLACED/REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR WILL PAY ALL REQUISITE FEES TO THE CITY OF CHICAGO, IL AND ANY OTHER AGENCY REQUIRED FOR COMPLETION OF DEMOLITION WORK.
 - CONTRACTOR TO ADJUST RIMS OF EXISTING STRUCTURES WITHIN SCOPE OF WORK TO FINAL GRADE ELEVATIONS.
 - EXISTING LATERAL CONNECTIONS OF WATER, SEWER, GAS, ETC. SHALL BE COORDINATED WITH THE UTILITY COMPANY FOR CAPPING AND CUT OFF AT THE PROPERTY LINE.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXISTING SERVICES AND APPURTENANCES TO DEMOLISHED BUILDINGS AND CAP/TERMINATE AS REQUIRED BY THE UTILITY COMPANY.

FORM ANHOLE
 E=721.42
 V=714.41

SITE BENCH MARK:
 TOP OF FIRE HYDRANT
 EL=724.19 (VILLAGE DATUM)

3. ISSUED TO VILLAGE FOR PRELIM. REVIEW 2. ISSUED TO VILLAGE FOR PRELIM. REVIEW 1. ISSUED FOR PRELIMINARY REVIEW		JBS 12.12.06 LH JBS 12.06.06 LH JBS 08.31.06	NAMES DATE DRAWN: CM 08.31.06 DESIGN: LH 08.31.06 CHECKED: JB 08.31.06	SCALE: AS SHOWN PROJECT NO.: CLIENT NO.:	922 WARREN AVE. DOWNERS GROVE, ILLINOIS		505 N. LASALLE SUITE 250 CHICAGO, IL 60610 (312)476-0123
REVISIONS MADE CHK DATE NO			PRELIMINARY NOT FOR CONSTRUCTION		PROPOSED RESIDENTIAL DEVELOPMENT		DATE: 06.31.06 SHEET NUMBER: C-1.0

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PROPOSED LEGEND:

- SANITARY PIPE
- STORM PIPE
- WATER PIPE
- PROPERTY LINE
- PROPOSED BUILDING
- DEPRESSED CURB
- TRENCH DRAIN
- MANHOLE
- CATCH BASIN
- RISER
- WATER VALVE

EXISTING LEGEND:

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIRE HYDRANT
- WATER MAIN VALVE
- LIGHT POLE
- OVERHEAD ELECTRIC LINES
- WOOD UTILITY POLE
- LIGHT POLE
- OVERHEAD ELECTRIC LINES
- GAS METER
- TREE
- C-TOP OF CURB
- W-TOP OF WALK
- F-TOP OF FOUNDATION
- FF-FIRST FLOOR

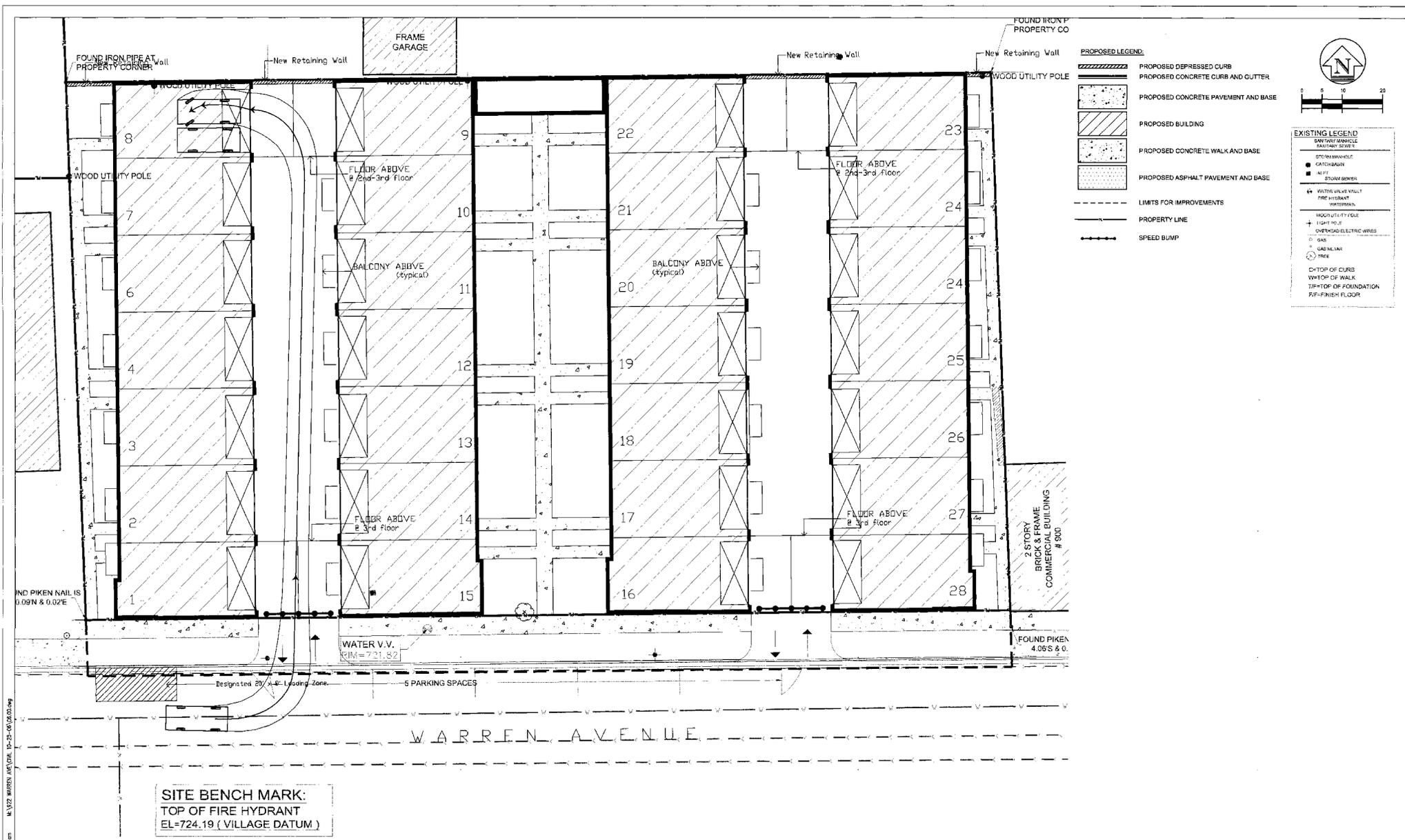
- NOTES:**
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE OBTAINED FROM ALL UTILITY COMPANIES, INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES SHALL BE PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
 - THE CONTRACTOR IS TO UNCOVER ALL LINES BEING TIED INTO AND VERIFY GRADES BEFORE ANY CONSTRUCTION.
 - CALL JULIE 1-800-892-0123 PRIOR TO DIGGING FOR ANY UTILITY CONSTRUCTION.
 - ALL DISTURBED AREAS SHALL BE RESTORED BY THE CONTRACTOR TO THE ORIGINAL CONDITION.
 - THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY THE REQUISITE FEES TO THE CITY OF CHICAGO PRIOR TO COMMENCING WORK.
 - ALL WORK AND MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
 - WATERMAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, CEMENT LINED.
 - DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS.
 - A WATER MAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
 - BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE EQUIVALENT TO WATER MAIN STANDARDS OR CONSTRUCTION WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE, OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.
 - A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
 - CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN OR SEWER SERVICE CONNECTION SHALL BE THE SAME AS WATER MAIN SEPARATION DESCRIBED ABOVE.

SITE BENCH MARK:
TOP OF FIRE HYDRANT
EL=724.19 (VILLAGE DATUM)

3. ISSUED TO VILLAGE FOR PRELIM. REVIEW JES 12.12.08 2. ISSUED TO VILLAGE FOR PRELIM. REVIEW LH JES 12.08.08 1. ISSUED FOR PRELIMINARY REVIEW LH JES 08.31.08		<table border="1"> <thead> <tr> <th>NAME</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>DRAWN: GM</td> <td>08.31.08</td> </tr> <tr> <td>DESIGNED: LH</td> <td>08.31.08</td> </tr> <tr> <td>CHECKED: JES</td> <td>08.31.08</td> </tr> <tr> <td>APP'D:</td> <td></td> </tr> <tr> <td>APP'D:</td> <td></td> </tr> <tr> <td>APP'D:</td> <td></td> </tr> </tbody> </table>	NAME	DATE	DRAWN: GM	08.31.08	DESIGNED: LH	08.31.08	CHECKED: JES	08.31.08	APP'D:		APP'D:		APP'D:		<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>SCALE: AS SHOWN PROJECT NO.: CLIENT: N/A</p>	<p>922 WARREN AVE. DOWNERS GROVE, ILLINOIS</p>	<p>TERRA ENGINEERING LTD.</p>	<p>505 N. LASALLE SUITE 250 CHICAGO, IL 60610 (312)476-0123</p>	<p>TITLE: UTILITY PLAN</p>	<p>DRAWN: BJS/30 SHEET NUMBER: C4.0</p>
NAME	DATE																						
DRAWN: GM	08.31.08																						
DESIGNED: LH	08.31.08																						
CHECKED: JES	08.31.08																						
APP'D:																							
APP'D:																							
APP'D:																							

December 11, 2008

The drawings, specifications and other documents prepared by the engineer are intended to be read in conjunction with the project manual. The engineer shall not be held responsible for any errors or omissions in the drawings or specifications, or for any consequences arising therefrom, whether or not the same are caused in whole or in part by the negligence of the engineer or his assistants.



PROPOSED LEGEND:

- PROPOSED DEPRESSED CURB
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE PAVEMENT AND BASE
- PROPOSED BUILDING
- PROPOSED CONCRETE WALK AND BASE
- PROPOSED ASPHALT PAVEMENT AND BASE
- LIMITS FOR IMPROVEMENTS
- PROPERTY LINE
- SPEED BUMP

EXISTING LEGEND:

- START OF MANHOLE
- END OF MANHOLE
- CATCH BASIN
- ALLEY
- STORM SEWER
- WATER VALVE VAULT
- FIRE HYDRANT
- WATERMAIN
- WOOD UTILITY POLE
- LIGHT POLE
- OVERHEAD ELECTRIC WIRES
- GAS
- GAS METER
- TREE
- CENTER OF CURB
- WHARF OF WALK
- 1/4-TOP OF FOUNDATION
- FINISH FLOOR

December 13, 2008
 11:20am
 M:\112 WARREN AVE\DWG 10-25-08\08.08.09.dwg

NO.	REVISIONS	MADE	CHK	DATE	BY	DATE
3.	ISSUED TO VILLAGE FOR PRELIM REVIEW	JBS		12.12.08		
2.	ISSUED TO VILLAGE FOR PRELIM REVIEW	LH	JBS	12.08.08		
1.	ISSUED FOR PRELIMINARY REVIEW	LH	JBS	08.31.08		

NAME	DATE
DRAWN: GM	08.31.08
DESIGN: LH	08.31.08
CHECKED: JB	08.31.08
PE:	
APRD:	
ASFD:	
APFD:	

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE: AS SHOWN
 PROJECT NO.:
 CLIENT NO.:

**922 WARREN AVE.
DOWNERS GROVE, ILLINOIS**

TERRA ENGINEERING LTD.
 505 N. LASALLE SUITE 250
 CHICAGO, IL 60610
 (312)476-0123

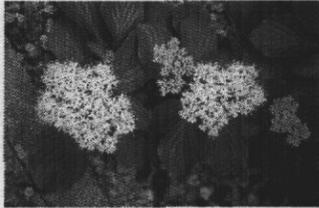
PROPOSED RESIDENTIAL DEVELOPMENT

TITLE: **SIMULATION (ENTER)**
 SHEET NUMBER: **C5.0**

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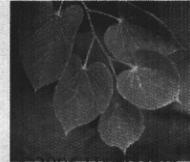
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***Cornus alternifolia* -
Pagoda Dogwood T1**



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***Cercis canadensis* Redbud T2**



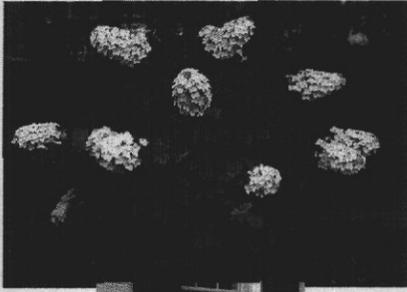
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***Amelanchier x grandiflora* -
Serviceberry T3**



Hydrangea arborescens 'Annabelle' S3

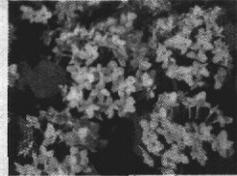


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Hydrangea quercifolia -
Oakleaf Hydrangea S1



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Viburnum carlesii -
Koreanspice
Viburnum S4



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Malus sargentii - *Sargent*
Crab S6



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Hydrangea paniculata 'Tardiva' - *Late*
Panicle Hydrangea S7

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***Fothergilla gardenii* - Dwarf
Bottle Brush S8**



***Taxus x media*, similar
to 'Everlow' E1**



***Vinca minor* 'Bowler's
Variety' G1**



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***Buxus x* 'Green
Velvet' - Boxwood
E2**



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***Microbiota decussata* -
Siberian Cypress E4**



***Astilbe chinensis* 'Pumila' P4**



***Hosta fortunei* 'Patriot' P1**



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Inc.



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***Bergenia cordifolia*
'Rotblum' - Pigsqueak P6**



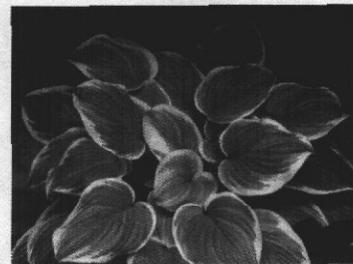
***Pulmonaria
saccharata* 'Mrs.
Moon' - Lungwort P2**



***Athyrium nipponicum*
'Pictum' - Japanese
Painted Fern P3**

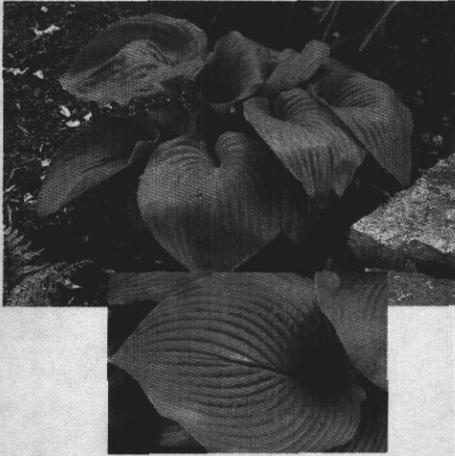


***Heuchera micrantha*
'Palace Purple' -
Coralbells P5**



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***Hosta x* 'Fragrant Bouquet'
P7**



Hosta x 'Sum & Substance' P8



Rudbeckia fulgida var. sullivantii 'Goldsturm' - Black-eyed Susan P9



Pennisetum alopecuroides 'Hamelin' - Dwarf Fountain Grass P11



Echinacea purpurea 'Magnus' - Purple Cone Flower P10



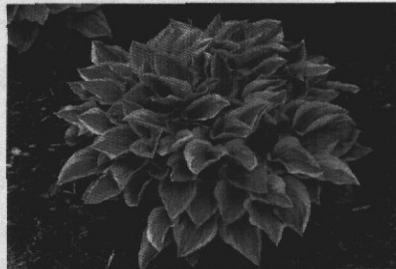
Hemerocallis x 'Stella d'Oro' - Daylily P12



Hemerocallis x 'Cherry Cheeks' - Daylily P13



Calamagrostis x acutiflora 'Karl Foerster' - Feather Reed Grass P14



Hosta x 'Golden Tiara' P16



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Astilbe x arendsii 'Bridal Veil' P18



Astilbe x arendsii 'Fanal' P17