

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

March 4, 2019
7:00 p.m.

AGENDA

1. Call to Order

a. Pledge of Allegiance

2. Roll Call

3. Approval of Minutes – February 4, 2019

4. Public Hearings

- a. **19-PLC-0001:** A petition seeking approval of approval for the following items: 1) A Special Use approval to construct a new veterinary clinic; and 2) Request a variation from the Build-to Zone requirement. The property is currently zoned DB, Downtown Business. The property is located directly southeast of the intersection of Warren Avenue and Linscott Avenue, Downers Grove, IL (PINs 09-07-218-011, 09-07-218-012 and 09-07-218-019). All Creatures Great and Small, Petitioner and Prince Pond Investments, LLC, Owner.

5. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

MINUTES FOR FEBRUARY 4, 2019

CALL TO ORDER:

Chairman Rickard called the February 4, 2019 meeting of the Plan Commission to order at 7:00 PM and led in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Ch. Rickard, Ms. Gassen, Ms. Johnson, Mr. Kulovany,
Ms. Majauskas (arr: 7:07), Mr. Quirk, Ms. Rollins,
Ex. Officio Member Davenport

ABSENT: Mr. Boyle, Ms. Majauskas, Mr. Maurer, Ex. Officio Members Livorsi &
Menninga

Ch. Rickard reminded everyone present to silence any electronic devices during the meeting, and noted that copies of the Agenda are available on the shelves at either side of the Chamber.

STAFF: Jason Zawila, Planning Manager
Flora Ramirez, Planner

VISITORS: Amy Fuller, Wight & Co., 2500 N. Frontage Rd.
David Evans, Wight & Co., 2500 N. Frontage Rd.
Steve Shearer, Wight & Co., 2500 N. Frontage Rd.
Don Remer, Dist. 99 Board, 1304 Maple Ave.
Jim Kolodziej, Dist. 99, 6301 Springside Ave.
Mark Staehlin, Dist. 99, 6301 Springside Ave.
Hank Thiele, Dist. 99, 6301 Springside Ave.
Matt Ozsvath, 4516 Prince St.
Shawn Moore, 4533 Prince St.

APPROVAL OF MINUTES: January 7, 2019 meeting

Ms. Gassen moved, seconded by Ms. Johnson to approve the minutes for the January 7, 2019 meeting.

Ch. Rickard called for a voice vote to approve the minutes as submitted. The Motion passed unanimously.

Ch. Rickard reviewed the procedures to be followed for the meeting, and explained that the Plan Commission is strictly a recommending body. The purpose of the meeting is to gather facts, information and testimony on any items on the Agenda. Their decision is not final, but is strictly a recommendation to the Village Council for the Council's final

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decision. He said a report would be forwarded to the Council with a Motion to recommend approval, approval with refinements, or denial. The Village Council makes all final decisions.

Regarding the meeting procedures, they are as follows: The Petitioner will present its case to the Plan Commission, followed by questions to the Petitioner by Commission members.

The Public will then have an opportunity to make comments before the Commission regarding the case under consideration. Chairman Rickard asked that each speaker provide his or her name and address for the record. Following presentations by the Public, a member of the Community Development Department will present Staff's report.

Upon completion of presentations by the Staff and the Public, the Petitioner will have the opportunity to question statements made or provide a closing statement. The Chairman will then close the public hearing portion of the meeting, and the Commission will review the information provided and ask questions of the speakers. Upon completion of the Plan Commission's deliberation, a Motion will be made containing a recommendation to the Village Council regarding the case.

Ch. Rickard then asked everyone who intended to speak on the petition before the Commission to rise and be sworn in.

PUBLIC HEARING:

18-PLC-0036: A petition seeking approval of the following items: 1) an amendment to Institutional Master Plan for the Downers Grove South High School campus; and 2) an amendment to the Institutional Master Plan for the Downers Grove North High School campus. The subject properties are zoned INP-2 Campus-scale Institutional. The Downers Grove South High School campus is located at the southwest corner of Dunham Road and 63rd Street, commonly known as 1436 Norfolk Street, Downers Grove, IL (PINs 09-19-101-002 and 09-19-200-003). The Downers Grove North High School campus is located at the corner of Grant and Main Streets, commonly known as 4436 Main Street, Downers Grove, IL (PINs 09-05-308-014, 09-05-307-017, 09-05-307-005, 09-05-307-006, 09-05-307-008, 09-05-307-007 and 09-05-309-002) District 99, Petitioner and Owner.

Petitioner's Presentation:

Mr. Hank Thiele, Superintendent for Community High School District 99 explained that the District has been working on the plans before the Commission since 2011. The District requested a referendum from the community that passed by a wide margin of over 62%. These improvements will revolutionize both high schools and prepare them for teaching and learning for the next several decades. It is a revitalization of both campuses to bring them up to current standards and push them well beyond. He

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expressed his appreciation to the Plan Commission for reviewing these plans and providing feedback, and especially the Village Staff that spent many hours studying and reviewing these plans.

Amy Fuller, Project Manager and Architect for Wight & Company representing Community High School District 99 said they were requesting an amendment to the Institutional Master Plan for both North and South High Schools. The School District rezoned 2015 to the INP-2 zoning classification. In March of 2018 they created their multi-year modernization plan, which does not anticipate an increase in the number of students or staff. She said District 99 as a result of the passage of a referendum has promised the community safety and security and parity across both campuses. North High's campus will include a new gymnasium and expanded cafeteria. At South High they anticipate creating outdoor P.E. space and expanding the auditorium. Since March they have been meeting with students, staff and community members to consider the project goals for these schools. Those aspirations include encouraging community, promoting connectiveness, accommodating flexibility and agility, developing transparency as well as creating openness on the campus, fostering choice and independence, becoming environmental stewards.

North High School:

Ms. Fuller explained North High School is an INP-2 zoning classification. She reviewed the boundaries of the school, and displayed the existing building site plan. Adjacent to the stadium, under the bleachers, there will be new bleachers installed with squad rooms below. On site they will provide safety and security along Prince Street, adding an addition to the current loading dock and pushing it toward Prince Street so trucks don't mix with student activities. A new addition will include the gymnasium space. In the center of the building they will include a courtyard to create an educational learning common. Just south of the courtyard infill will be an extension of the learning common. She indicated that the proposed roof structure for the interior courtyard commons space is 52 feet to allow for existing ceiling heights to be maintained while allowing natural light into the surrounding classrooms. The applicant is requesting relief from the required interior height requirements of 42 feet and transition height requirement of 35 feet. Flanking both sides of the building will be a new addition for classroom spaces. She reviewed the changes using the slide presentation.

Referencing the loading dock area, the new location is proposed along the Prince Street side to limit intersecting pedestrian and vehicular traffic while allowing for managed loading drop off and pick up times. She explained that the loading dock and bay will be screened along the Prince Street side with a 10-foot high masonry wall and additional landscaping to adequately screen the truck in the bay. The applicant is requesting relief from the required maximum 6-foot high fence requirements and the transition area setback requirements for the proposed canopy.

Ms. Fuller mentioned that there is an existing stairwell on the west side of the building that will be demolished. It will be replaced to meet code standards. The width and length of the stairwell will be increased to meet code requirements for emergency egress and

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accessibility. She noted that the height of the stairwell will match the height of the replaced stairwell of 44 feet, which requires relief from the transition height requirement of 35 feet and the setback requirement of 25 feet. She displayed slides of the plan for the proposed stairway.

The proposed gymnasium addition doesn't require any relief, as it meets the INP-2 zoning requirements.

Ms. Fuller then addressed what the additions would look like from Main Street, comparing the proposed addition to the existing building. They are attempting to highlight the original building wherever possible. The Atrium area between the original 1928 building and the new athletic loft is proposed for a height of 52 feet, requiring a request for relief from the interior height requirements of 42 feet and transition height requirement of 35 feet.

Ms. Fuller said they expect to begin construction on the project this spring and continue through the end of summer, 2021. The Prince Street loading dock area will begin this summer, with all additional construction completed by summer of 2021.

South High School:

Ms. Fuller then moved attention to the plans for South High School. She noted that the main entrance to the school is on Norfolk, although the school is visible from 63rd Street. The existing main entrance is proposed to be shifted west to be closer to the cafeteria, and will contain a new entrance canopy constructed together with mounted signage to signify the entrance. The canopy addition will comply with current regulations.

The home side stadium grandstand will be replaced with a new grandstand structure and seating, with a proposed height for the new bleachers and press box compliant with current height regulations of 35 feet in the transitional zone. They're requesting relief of the setback requirements from 30 feet to 10 feet from the property line for the bleachers to allow for squad rooms below.

She noted that relief is being requested for signage on the building. Revisions have been made in an effort to reduce the amount of signage. Clear identification for entry points to enhance the security procedures is important and will clarify getting around on the site. They are requesting relief in the form of a deviation from the restriction.

Ms. Fuller then addressed the proposed demolition of the existing auditorium. It will be replaced with a larger 1200 seat auditorium, stage, scene shop, studio theatre and other support spaces. They are requesting height relief for the auditorium to accommodate the auditorium fly tower. The relief is to allow 80 feet when a maximum of 42 feet is permitted. She noted that the fly tower falls entirely in the transitional zone and is surrounded on all sides by the lower portions of the building. She further noted that the audience portion of the auditorium is proposed to be 61 feet tall, to provide proper sight lines and acoustics for musical performances.

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The construction schedule begins this Spring/Summer until the beginning of the 2021 school year.

Ch. Rickard said that the one public hearing is covering the work for both schools. He recommended that questions be covered for North High first, followed by South High. He noted that there will be two recommendations to the Council by the Plan Commission.

Ch. Rickard raised a question about the truck loading area, asking if a full sized truck would have to drive north on Prince, pull into the west parking lot and then back into the dock area. Ms. Fuller said they would come in on Prince and turn on Grant Street, and then back up into the loading dock area.

Ch. Rickard questioned the stair improvements, and whether there are specific tread riser dimensions that have to be met. Ms. Fuller said that there were. Right now there is a dead end situation inside the building that goes into a classroom, and then down the corridor. The third floor has two steps to get into the stairwell, which has both a riser height and tread issue.

Concerning the classroom addition adjacent to the older brick, he asked if that brick would be coming down or staying. Ms. Fuller said it is being stained.

Ms. Gassen explained that her husband works for Wight & Company, however he is not working on this job. Therefore she doesn't feel his employment impacts her ability to deliberate or make a recommendation on this petition. Regarding the loading dock, she asked what the delivery situation is to relieve some concerns expressed by neighbors.

Jim Kolodziej, Director of Operations for District 99 explained the delivery schedule. Deliveries begin early in the morning for food service as well as waste and recyclable pickups. The new proposed loading dock area with a recyclable compactor will change the pickups from 3-5 a week to one. Throughout the day there are trailers bringing in supplies and ordered items, so the deliveries will go from about 5:30 AM to about 5:00 PM. He thinks the new proposed dock area is a much shorter time to get in off Grant. The echo off the gymnasium should be lessened as well. He explained the school is open pretty much 24 hours a day and 7 days a week except for Sunday.

Mr. Kulovany asked about the rationale for the 10 foot height of the masonry wall at North High School. Ms. Fuller replied that it is to obstruct views of the trucks, composter and any trash, as well as minimizing the sound. The wall will also serve to enhance the view.

Ms. Fuller explained that there is no request for rezoning of the site, as it was rezoned in 2015. In further explanation to Mr. Quirk, regarding the height relief, she said that the 52 foot height will occur in the courtyard infill and a portion of the Atrium.

Village Planning Manager Jason Zawila added for clarification that if this request is recommended it would not be a carte blanche height for the transitional area or interior,

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but is only specific to those improvements represented in these plans. If the Petitioner were to come back two years from now and wanted another type of improvement that would exceed the 35 feet in the transitional area, they'd have to go through the process. In further response, he said the Village was not comfortable with giving carte blanche height relief. Mr. Quirk replied that it is somewhat confusing to understand each individual item they are addressing for the campus plan, and the Standards for Approval sometimes get blended across. In some cases they're asking for setback variations or height variations, and he thinks it might be easier to look at it holistically and revise the transitional requirements that would provide them with flexibility in the future.

Ch. Rickard said if you were to change the regulations for them to use that height in those areas, it could have a lot more impact in different circumstances other than this where it could be an argument for these variations. He would prefer to look at it as is and not change the height in all the areas.

Mr. Quirk said that typically when asking for height variations or variations of any sort, there's a hardship involved, and this is a challenge.

Ch. Rickard said he thought that some of the height variations relate to State regulations for some of the areas that don't meet the height requirements. Mr. Zawila said the underlying standards for approval on this request are based on the Village's PUD Ordinance that has different standards than a strict variance, which does have a hardship connected with the variance. The PUD requirement of the Zoning Ordinance is structured so as to allow a more flexible use for the site.

Mr. Quirk said he understands the explanation, but doesn't want to see the high schools having to come back for some minor variations in a year or two. He said they have an opportunity now to accommodate for newer technology or changes that might be required in two years.

Ms. Fuller explained that this is a long-term plan, and there's not a lot of space on the property right now for other changes. They feel that they have to be mindful and respectful of the community.

A question was raised about the monument sign on 63rd Street. Ms. Fuller said they are asking for 306 square feet additional signage only on the building, and not anything relating to the monument sign on 63rd Street.

Ms. Gassen referred to a new field proposed for the 63rd and Dunham corner that appears to have a fence and safety net. Ms. Fuller said that the safety netting is for the softball field. She said you can see through the safety netting.

There being no other questions from the Commission, Ch. Rickard called for input from the public.

Public Comments:

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1. Melissa Ellis of 4524 Prince Street asked how visible the loading dock doors will be every day. Currently they don't see or hear the traffic going into the school area. She wants to know if the height of the wall will block the loading dock door, and if the fence will stop vehicle traffic will it stop pedestrian traffic as well. There is a safety concern as there are many small children on that block. She also asked about how far back the sidewalk would be from the street.
2. Matt Ozsvath of 4516 Prince asked about the noise level from the loading dock from delivery trucks and trash collectors starting at 5:30 AM. He asked what is being done to mitigate the sound, or what can be done to mitigate the sound.
3. Shawn Moore of 4533 Prince Street said his concern is also about noise from the loading and unloading, as well as the general truck and bus noise. The proximity of the proposed location versus the present location adds a lot of noise to the neighbors adjacent to the property.

There being no further comments from the public, Ch. Rickard called upon Staff to make its report.

Staff Report dated February 4 2019

Planning Manager Jason Zawila gave background information as to the rezoning that occurred in 2015 for the Downers Grove High School campuses. At the time of those approvals the increase to the footprint of each campus was not provided in the plans. North High School's interior area building height was 42 feet, with the transition area building height at 35'. He noted that at the time of the rezoning, the Comprehensive Plan recommended that the Village promote cooperation with the school districts to maintain high quality school facilities in the Village.

The requested changes that require relief for North High School include the athletic loft and atrium interior which respectively will require deviations to the height of 42 feet to 50 feet, and the transitional height of 35 feet to 52 feet; the stair enclosure will require a deviation to the transitional height of 35 feet to 42 feet with the setback remaining at 25 feet; the courtyard infill interior will require a deviation to the interior height of 42 feet to 52 feet; the loading dock fence will require a deviation from the height of 6 feet to 10 feet, and lastly, the canopy setback will require a deviation from the 25 foot setback to 8.5 feet.

Mr. Zawila then addressed the proposal for South High School, showing the plan presented to the Village in 2015 when the rezoning was approved. He reviewed the petition before the Commission noting that the proposed plan provides for additions throughout the campus, largely already summarized by the petitioner in addition to the request to increase the square footage of signage allowable for the high school. At present, the signage for the high school is 300 square feet, and the request is for 558 square feet to include additional wall signage on the high school buildings once the additions are complete.

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He noted that the criteria are the same as is used for a PUD, and Staff recommends approval to the amendments to the Master Plan as noted in its report dated February 4, 2019.

Ch. Rickard asked about the loading dock area for North High School and what discussion occurred about concerns for noise, safety, etc. It appears as though that area has become much closer to the residential area. Mr. Zawila replied at the staff level they discussed a balance between the truck and vehicle traffic and student traffic, and suggested increasing the height of the wall from 6 feet to 10 feet to help sound buffering, screening and providing additional landscaping to soften the wall placement. Ch. Rickard asked whether the canopy goes up to the wall, or could be extended to the wall to lessen the noise of the trucks by enclosing the dock area on three sides.

Ms. Majauskas asked if the public is unhappy with the height of the wall or with the location of the loading dock. Mr. Zawila responded that the only phone call he received was a residential complaint about the loading dock itself, but not about the wall. As for the canopy there is a required 25 foot setback but they are requesting an 8 foot setback.

Mr. Kulovany said it seemed the way the canopy is configured it would concentrate the sound in that space.

Mr. Quirk referenced the community meeting held in September, and asked what the findings were of the acoustician who conducted the noise studies. Ms. Fuller replied that they measured the existing levels to have baseline information to compare with the proposed changes to assure that the noise levels are not worsened by the changes.

In further response, Ms. Fuller said that if they find that the noise levels have increased, they have a special consultant and acoustician on board who will accommodate the increase with a solution to lessen the additional noise using external baffling or other methods to address the problem.

Mr. Hank Thiele addressed the necessity of relocating the loading block to that side of the building because of safety concerns with the students. The way that the drive is configured it brings all of the traffic up the same drive where the students enter to the student entrance. All day, every day, they have student walking traffic with truck traffic. Plus the amount of time that a truck is backing up now is a much greater distance than the truck would be in this location. This should reduce the amount of time that a truck is actually backing up into that space. They have committed to making sure that the noise levels are the same, and that the duration of those noise levels should also be decreased with the relocation. They want to make sure that the change is visually pleasing, and that the sound issues are not worsened.

Ch. Rickard asked the Petitioner if they wanted to respond to any of the comments made at this time.

Ms. Fuller said the sidewalk would remain in the same location as currently located. They are looking at landscape improvements along the wall. The platform in the dock

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area is raised above grade, and is accessed by stairs. The loading dock has a level approach for the trucks. The dumpsters are also located in the screened area. Ms. Fuller said they have not decided on what type of trees to plant, whether deciduous or evergreen.

Mr. Thiele said he is reviewing the timing of the early morning activity, and is attempting to see if the morning times can be improved. He explained that he couldn't make promises, as schedules of the companies involved have to be considered. He replied to a question regarding the number of deliveries, saying recycling pickups are three or four times a week, and the compactor three times a week. There are also FedEx, UPS and other deliveries sporadically throughout the day.

There being no further comments, Ch. Rickard closed the public portion of the hearing.

Commission's Deliberations:

A question was raised as to whether the Commission could add a condition to require that the sound levels not be any higher than they are currently. Mr. Zawila replied that there would have to be a motion to amend the conditions of approvals.

Ch. Rickard asked what the standard is for industrial type uses regarding noise, even though this is not a constant noise. Mr. Zawila said they would have to see what is in the Ordinance as it relates to sound, and code enforcement would have to determine whether the decibel levels met the requirement. He said he doesn't know whether a condition to the approval Motion is necessary.

Ms. Majauskas commented that she thinks the variance has to be granted or not granted, and it is inappropriate to place a noise condition on the approval.

Mr. Kulovany said that the Village has a sound Ordinance and code enforcement could be notified if there are complaints.

Mr. Zawila said staff has only received one call from a resident related to this petition regarding the potential noise levels.

Mr. Kulovany said he is satisfied with the Petitioner's attempts to address the noise issue. Regarding the height variances, they make sense, and the requirements for the gym are necessary. The positives that come from the atrium height variance are good.

Ms. Gassen said the conditions for each Motion appear to be different, and she asked if they should be the same. Mr. Zawila said they should refer to the Staff Report and drawings.

Motion for Downers Grove North Campus:

Ms. Gassen said that based on the petitioner's submittal, the Staff report and the testimony presented, she finds that the Petitioner has met the standards of

approval for an Institutional Master Plan Amendment for the Downers Grove North Campus as required by the Village of Downers Grove Zoning Ordinance, and is in the public interest and therefore, she moved that the Plan Commission recommend to the Village Council approval of 18-PLC-0036, subject to the following condition:

1. The Institutional Master Plan shall substantially conform to the Staff Report dated February 4, 2019 and to the drawings prepared by Wight & Company dated November 12, 2018 and last revised on January 10, 2019, except as such plans may be modified to conform to Village Codes, Ordinances and Stormwater and Flood Plain Ordinance.

Mr. Kulovany seconded the Motion.

AYES: Ms. Gassen, Mr. Kulovany, Ms. Johnson, Ms. Majauskas,
Mr. Quirk, Ms. Rollins, Ch. Rickard

NAYS: None

The Motion passed unanimously.

Motion for Downers Grove South Campus:

Mr. Kulovany said that based on the petitioner's submittal, the Staff Report and the testimony presented, he finds that the Petitioner has met the standards of approval for an Institutional Master Plan Amendment for the Downers Grove South Campus as required by the Village of Downers Grove Zoning Ordinance, and is in the public interest and therefore, he moved that the Plan Commission recommend to the Village Council approval of 18-PLC-0036, subject to the following condition:

1. The Institutional Master Plan shall substantially conform to the Staff Report dated February 4, 2019 and to the drawings prepared by Wight & Company dated November 12, 2018 and last revised on January 10, 2019, except as such plans may be modified to conform to Village Codes, Ordinances and Stormwater and Flood Plain Ordinance.

Mr. Quirk seconded the Motion.

AYES: Mr. Kulovany, Mr. Quirk, Ms. Gassen, Ms. Johnson, Ms. Majauskas,
Ms. Rollins, Ch. Rickard

NAYS: None

The Motion passed unanimously.

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Mr. Zawila said that there will be Plan Commission meetings scheduled for the next three months. If any Commissioners are unable to attend, he asked that they contact him.

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**Mr. Quirk moved to adjourn the meeting, seconded by Ms. Gassen.
The Motion carried unanimously by voice vote.**

Ch. Rickard adjourned the meeting at 8:37 PM.

Respectfully submitted,

Tonie Harrington,
Recording Secretary
(transcribed from mp3 recording)



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MARCH 4, 2019 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
19-PLC-0001 1225 Warren Avenue	Special Use for Veterinary Care Business and Variation from Build- To Zone	Flora Ramirez Planner

REQUEST

The petitioner is requesting approval of a special use to construct a new veterinary clinic and a variation from the build-to zone requirements at 1225 Warren Avenue.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

PETITIONER: All Creatures Great and Small
Kenneth Eisenberg, DVM and Andrew Eisenberg, DVM
4945 Forest Avenue
Downers Grove, IL 60515

OWNERS: Prince Pond Investments, LLC
1755 S. Naperville Road, Suite 200
Wheaton, IL 60189

PROPERTY INFORMATION

EXISTING ZONING: DB, Downtown Business
EXISTING LAND USE: Low Intensity Office
PROPERTY SIZE: 0.46 acres (20,300 square feet)
PINS: 09-07-218-011, -012, -019

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-5, Residential Detached House 5	Single Family Detached
SOUTH:	R-5, Residential Detached House 5	Single Family Detached
EAST:	DB, Downtown Business	Low Intensity Office
WEST:	M-1, Light Manufacturing	Low Intensity Office

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Project Narrative
2. Plat of Survey
3. Review and Approval Criteria
4. Architectural Plans
5. Engineering Plans
6. Photometric Plan
7. Landscape Plan
8. Fire Truck Turning Exhibit

PROJECT DESCRIPTION

The petitioner is proposing to construct a new veterinary clinic at 1225 Warren Avenue. The subject property is located at the southeast corner of the intersection of Warren Avenue and Linscott Avenue. The property includes three parcels, all zoned DB, Downtown Business. The combined parcels have an area of 20,300 square feet and is currently occupied by a vacant commercial building. The site contains two Warren Avenue curb cuts. The public sidewalk along Warren Avenue is located in the right of way.

The petitioner is proposing to demolish the existing building and construct a new two-story veterinary clinic for All Creatures Great and Small Veterinary Practice, which will replace their existing location at 4945 Forest Avenue. The petitioner is requesting special use approval to construct a new veterinary clinic and a variation from the build-to zone requirement. The petitioner will not be providing animal boarding services.

The petitioner is proposing to build a new 4,650 square-foot building. The easterly located curb cut on Warren Avenue will be removed. The new All Creatures Great and Small Veterinary Practice will offer training, nutritional counseling, early disease detection and prevention and surgical care. The first floor will have a waiting room, exam rooms, office space, pharmacy, x-ray room and a surgery room. The second story will have offices and a break room. The front entrance will have an outdoor seating area and the rear of the building will include a small fenced in dog relief area.

The primary materials used for the exterior of the building will consist of varying materials including natural stone veneer, fiber-cement board and batten siding, fiber-cement horizontal siding, and fiber-cement shingle style siding. Texture and color variety are shown throughout all four elevations with windows proposed on both the first and second floors. The porch roof is supported by decorative pillars that cover the seating/entrance area on the northwest corner of the building.

The entrance to the building will be located at the west elevation. The trash enclosure is located in the southeast corner of the property, enclosed with an eight foot solid vinyl fence. The parking area is provided towards the south and west side of the building, allowing for 24 parking stalls. A variety of landscaping is provided towards the front and rear of the building including shade trees, shrubs, and grasses. Parking lot and site lighting is provided around the proposed development.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Plan designates the site as Low Intensity Office. This includes professional services such as medical, dental, legal and accounting. The Comprehensive Plan specifically identifies that these uses should be sensitive to their context in terms of scale, height, setback and building materials. The architectural design and materials chosen mirror the character of the residential uses north of Warren

Avenue. The height, setback, and scale of the proposed building allow for a transition from adjacent Downtown Business Zoning Districts to the east to Light Manufacturing Zoning District to the west.

The commercial areas policy recommendation in the Comprehensive Plan recommends the inclusion of a diverse mix of commercial uses. The plan notes that development in the downtown should orient buildings toward the street and locate them at or near the sidewalk to reinforce the walkable nature of downtown, and minimize the number of conflicts between pedestrians and automobiles. The Comprehensive Plan also calls for commercial properties to be modernized in order to remain competitive in the marketplace. The proposed construction of a new veterinary clinic will increase the attractiveness of this property and subsequently the DB, Downtown Business Zoning District.

COMPLIANCE WITH THE ZONING ORDINANCE

The subject property is zoned DB, Downtown Business. The veterinary care business is a special use in the Downtown Business Zoning District. The bulk requirements of the proposed development in the Downtown Business Zoning District are summarized in the following table:

1225 Warren Avenue	Downtown Business Bulk Requirements	Proposed
Street Setback – North property line	0 feet	10 feet
Side Setback – East property line	0 feet	3 feet
Side Setback – West property line	0 feet	30 feet
Rear Setback – South property line	0 feet	72 feet
Height	32 feet minimum 70 feet maximum	32 feet
Parking	16 stalls	24 stalls
Build-to Zone: Maximum/Minimum	0/10 feet	10 feet
Build-to Zone: Minimum percent of building in primary street BTZ	80%	67.5%*
Building Coverage	N/A	25.36% (5,148 sq. ft.)
Minimum Open Space	N/A	9.14% (1,856 sq. ft.)

** Variation required*

As highlighted in the table, the petitioner is requesting a variation from the build-to zone requirements of the Zoning Ordinance. Properties in the Downtown Business Zoning District are required to maintain 80% of their façade within 10 feet of the public right-of-way. For the subject property, 80 feet of the building façade is required to be placed in the build-to zone, as the property width measures 100 feet.

However, to accommodate the drive aisle, sidewalk connection to the main entrance and roof overhang (eastern façade), the petitioner’s site design requires relief from the Zoning Ordinance to allow 67.5% of building façade to be placed in the build-to zone. As this property is the last and westernmost zoned Downtown Business Zoning District property along Warren Avenue, the petitioner placed the building closer to the eastern edge of the property to assist with maintaining a consistent street wall, as properties redevelop on other Downtown Business District properties located to the east.

Regarding parking, the subject property will include 24 parking stalls for the employees and patrons where 16 are required. Two of these parking spaces closest to the entrance are accessible parking spaces. Additionally, the petitioner meets additional Zoning Ordinance regulations that are identified in Section 6.160 (Veterinary Care regulations) and Section 8.040 (screening and refuse enclosure).

COMPLIANCE WITH THE DOWNTOWN BUSINESS DISTRICT DESIGN GUIDELINES

This property is located in the Downtown Business Zoning District. Any exterior improvements made to a property in this district is recommended to follow the design elements that are identified in the Downtown Business District Design Guidelines. The petitioner proposed to meet the Design Guidelines by:

- The proposed construction will contain high-quality building materials that differentiate the base, middle, and top of the building.
- The porch roof provides a horizontal expression to separate the first floor from the floor above.
- The second floor windows are in rhythm with the first floor windows.
- The façade design paired with the front seating area contribute to a visually appealing building.
- An overall building design with a distinctive roof that appears similar to the residential styles nearby allows for a transition between zoning districts.

The site design layout considers build-to zone requirements and adjacent Downtown Business District zoning in order to successfully utilize streetwalls to create a more cohesive and vibrant pedestrian environment. Placing the parking lot in the rear aids in maintaining the established streetwall. All mechanical equipment will be effectively screened from public view.

ENGINEERING/PUBLIC IMPROVEMENTS

There are no public improvements required as the site is currently served by a public sidewalk along Warren Avenue. Water and sanitary sewer service lines are located within Warren Avenue. There are two existing curb cuts onto Warren Avenue. As noted previously, the curb cut to the east of the existing building will be removed and the approach will be returned to green space. The western curb cut will be expanded to provide access to the rear parking lot. The petitioner will be installing a new storm sewer along the southern portion of the property to accommodate for site improvements. All improvements shall meet the Stormwater and Floodplain Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division reviewed the proposed development and determined that sufficient access to and around the site is provided for emergency vehicles. The building will be required to include a fire alarm and sprinkler system that meet the Village's code requirements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the subject property in addition to posting a public hearing sign on the subject property and publishing a notice in *Enterprise Newspapers, Inc (The Bugle)*. Staff has not received any neighborhood comments/inquiries regarding the proposal at this time.

STANDARDS OF APPROVAL

The petitioner is requesting a Special Use approval to construct a new veterinary clinic and a variation from the build-to zone requirement. The review and approval criterion for each request is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

Section 28.12.050.H Standards for Approval of Special Uses

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the petitioner has presented evidence to support each of the following

conclusions:

- (1) That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;***
- (2) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.***
- (3) That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.***

Section 28.12.090.G Standards and Review Criteria

Zoning Variations require evaluation per Section 12.090.G of the Zoning Ordinance, Standards and Review Criteria: "No variation may be approved unless the variation to be approved is consistent with the spirit and intent of this zoning ordinance and that strict compliance with the subject provisions would result in practical difficulties or particular hardships for the subject property owner. The consideration of whether a variation request has met the standards of practical difficulties or particular hardships must include all of the following findings from the evidence presented:"

- (1) The subject property cannot yield a reasonable return if required to comply with the regulations that apply to it.***
- (2) The plight of the owner is due to unique circumstances.***
- (3) The variation, if granted, will not alter the essential character of the locality.***
- (4) That the particular physical surroundings, shape, or topographical conditions of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.***
- (5) That the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification.***
- (6) That the alleged difficulty or hardship was not created by the current property owner.***
- (7) That the proposed variation will not impair an adequate supply of air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.***
- (8) That the proposed variation will not alter the essential character of the area.***
- (9) That the granting of the variation will not confer on the subject property owner any special privilege that is not available to other properties or structures in the same district.***

DRAFT MOTION

Staff will provide a recommendation at the March 4, 2019 meeting. Should the Plan Commission find that the request meets the standards of approval for a Special Use and Variation, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 19-PLC-0001:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use and Variation as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 19-PLC-0001, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the staff report, architectural drawings prepared by Linden Group dated February 20, 2019, engineering drawings prepared by Advantage Consulting Engineers dated February 20, 2019, and landscape drawings prepared by Eriksson Engineering Associates, LTD dated February 20, 2019, except as such plans may be modified to conform to the Village codes and ordinances.
2. The two way drive aisle shall be revised to have a 24-foot width.
3. A pedestrian connection from Warren Avenue to the front of the building shall be provided and differentiated from the adjacent pavement through the use of elevation or material.
4. An administrative lot consolidation of the three lots shall be recorded at DuPage County prior to the issuance of a building permit.
5. A demolition permit for the existing building shall be issued and completed prior to the administrative lot consolidation.
6. A public utility and drainage easement shall be provided for the 24-inch storm sewer and the 36-inch sanitary sewer within the parking lot.
7. Approval from property owner to the east and west is required when removing the driveway on the northwest and northeast side of property.
8. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:fr
-att



LINSCOTT AVE

WARREN AVE

WARREN AVE

PARKWAY D

LINSCOTT AVE



0 25 50 100 Feet

1225 Warren Avenue - Location Map

-  Subject Property
-  Project Location



January 24, 2019

Petition for Plan Commission
Department of Community Development
801 Burlington Avenue
Downers Grove, IL 60515

RE: **All Creatures Great and Small Veterinary Practice, 1225 Warren Avenue, Downers Grove, IL 60515 | Petition for Plan Commission – Project Summary/Narrative Letter**

To Whom It May Concern:

This letter is in response to the request for a written narrative of the proposal to complete the Petitions for Plan Commission for All Creatures Great and Small Veterinary Practice, 1225 Warren Avenue, Downers Grove, IL 60515

Established in 2001, All Creatures Great and Small Veterinary Practice is a full-service companion animal hospital owned and operated by Kenneth Eisenberg, DVM and his son, Andrew Eisenberg, DVM. Their health care staff offers their customers and their pet(s) prompt, courteous, and compassionate service for the lifetime of the pet. Dr. Ken Eisenberg graduated with a DVM degree from the University of Illinois College of Veterinary Medicine in 1984 and has been providing veterinary services in Downers Grove for 35 years. Dr. Andy Eisenberg graduated with a DVM degree from the University of Illinois College of Veterinary Medicine in 2015. The practice prides itself on providing warm, friendly care and guiding pet owners through the early stages of training, nutritional counselling, early disease detection and prevention, as well as surgical care. Hours for the hospital are Monday through Thursday 8am-6pm, Friday 8am-4pm, and Saturday 8:30am-12pm. The new facility would expect to have approximately 12 employees.

The current hospital is located at 4945 Forest Avenue in Downers Grove. The proposed site at 1225 Warren Avenue includes an existing two-story building that will be demolished. The site has access off Warren Avenue.

The proposed expansion plans for the hospital are to build and construct a new approximately 5,840 square foot facility on Warren Avenue. The new building will expand the existing hospital's exam rooms from two to six, offer an expanded reception waiting area, and provide a modernized treatment and surgical suite. The parking for the building will be located to the rear. The plan includes a small fenced in dog relief area off the dog ward on the south side of the building in the east corner. Relief is requested regarding the Build-to-Zone requirements. Planning staff has determined that the area beneath the roof overhang shall count towards the building facade. This would place ~~69.5%~~ 67% of the street-facing building facade in the build-to-zone area (0-10'), and this is the percentage of requested relief from the required 80% per VoDG.28.4.010.



LINDEN GROUP

The proposed building will reflect a transitional style architecture resembling a residential two-story building. The design will utilize a stone veneer, a blend of colors using cement board siding, and a combination of metal and asphalt roofing. The primary facade facing Warren Avenue will feature a prominent gable end next to a covered patio and seating area that will be highlighted by a low stone wall and a welcoming indoor/outdoor fireplace.

If you have any questions or comments, please feel free to contact me at 708-799-4400.

Sincerely,

Michael Matthys
LINDEN GROUP Inc.
Vice President



Review and Approval Criteria

SPECIAL USES

Plan Commission Number & Title: _____

A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

Section 28.12.050.H Approval Criteria (Special Uses)

No Special Use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.

The proposed site is located in the Downtown Business District (DB). The proposed use is Animal Care:Veterinary Care and it is expressly authorized as a special use under DB (Table 5-1: Allowed Uses).

2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

All Creatures Great and Small Veterinary Practice has been providing necessary animal health care services in Downers Grove since 2001 and will continue to provide these necessary and beneficial services while in operation at its proposed new location at 1225 Warren Avenue. Both the existing and proposed location are within the Downtown Business District. At the new location, parking will be more convenient for patrons, as ample parking is located in the rear of the building. The new proposed building will be modernized allowing for the Practice to meet the latest standards in veterinary care, and thus allow the Practice to remain competitive in the marketplace. Because of the practice's success at the current location, it is imperative to expand to meet the needs and demands of the public. This new building will be oriented towards the street to reinforce the walkable nature of the downtown area and be aesthetically appealing increasing the attractiveness of this property and subsequently the DB, Downtown Business Zoning District. The current location of the Practice on Forest Avenue has not impeded any redevelopment on Forest Avenue since the Special Use was granted. The placement of the vet clinic there has not impacted the welfare of the neighborhood or community. It can be assumed that the placement of the new proposed vet clinic on Warren Avenue and the granting of Special Use will not impact any future redevelopment in the Downtown Business District.

3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity. On the contrary, All Creatures Great and Small Veterinary Practice has an honorable reputation in Downers Grove currently and will continue to fulfill all obligations and requisites to continue the fine reputation they have established since 2001. The proposed building is a secured building and safety is guaranteed for patients, their owners and neighboring properties. Main access and traffic will be located rear of the building in addition to the animal relief areas. Adequate lighting will be in place to allow for safe passage from parking lot area to all entrances of the building for staff and patrons. The current location of the Practice on Forest Avenue has not impeded any redevelopment on Forest Avenue since the Special Use was granted. The placement of the vet clinic there has not impacted the welfare of the neighborhood or community. It can be assumed that the placement of the new proposed vet clinic on Warren Avenue and the granting of Special Use will not impact any future redevelopment in the Downtown Business District.



Review and Approval Criteria

VARIATIONS (page 1 of 2)

Plan Commission Number & Title: _____

A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

Section 28.12.090.G Approval Criteria (Variations)

Variations require evaluation per Section 28.12.090 of the Municipal Code, *Standards and Review Criteria*: "No variation may be approved unless the variation to be approved is consistent with the spirit and intent of this zoning ordinance and that the strict compliance with the subject provisions would result in practical difficulties or particular hardships for the subject property owner. The consideration of whether a variation request has met the standards of practical difficulties or particular hardships must include all of the following findings from the evidence presented:"

1. The subject property cannot yield a reasonable return if required to comply with the regulations that apply to it.

We are seeking relief from the requirement to provide 80% build-to-zone of the street facing facade in the Downtown Business District. The proposed building provides approximately 67%. Without this relief, we would be unable to provide a proper route to the required parking lot and provide a safe path of travel through the use of sidewalks to our primary entrance. Properties in the Downtown Business Zoning District are required to maintain 80% of their facade within 10 feet of the property line, and with this proposal 80 feet of the building facade is required to be placed in the build-to zone (property measures 100 feet wide). The site design requires relief from the Zoning Ordinance to allow 67% of building facade to be placed in the build-to zone. To accommodate the drive aisle, sidewalk connection to the main entrance and roof overhang (eastern facade), relief is necessary.

2. The plight of the owner is due to unique circumstances.

The limited width of the property is reduced by parking aisle and sidewalks that provide safe paths of travel for customers to navigate to the primary entrance. In regards to the uniqueness of the property and the plight of the owner, this is the last and westernmost zoned Downtown Business Zoning District property along Warren Avenue, and an effort has been made to move the building closer to the eastern edge of the property to assist with maintaining a consistent street wall, as properties redevelop on other Downtown Business District properties located to the east. The Comprehensive Plan recommends to orient buildings toward the street and locate them at or near the sidewalk to reinforce the walkable nature of downtown. In addition to designing the building in accordance with the recommended design standards and to fit in character with the adjacent neighboring properties a variance is necessary in order to place the required parking on the site. The site design layout considers build-to zone requirements and adjacent Downtown Business District zoning in order to successfully utilize streetwalls to create

a more cohesive and vibrant pedestrian environment. Placing the parking lot in the rear aids in maintaining the established streetwall, but is only possible with the requested relief. Placing the parking lot in the rear aids in maintaining the established streetwall, but it is only possible with the request relief which will allow it to be effectively screened from public view.

3. The variation, if granted, will not alter the essential character of the locality.

The proposed building will enhance the character of the Downtown Business District with a new quality building that will relocate an existing Downers Grove Business that has been successfully operated in Downers Grove since 2001. Architecture is being proposed to meet the intent of the Downtown Business District and transition well with adjacent residential architecture. The site design layout considers build-to zone requirements and adjacent Downtown Business District zoning in order to successfully utilize streetwalls to create a more cohesive and vibrant pedestrian environment. The Comprehensive Plan recommends to orient buildings toward the street and locate them at or near the sidewalk to reinforce the walkable nature of downtown. Placing the parking lot in the rear aids in maintaining the established streetwall, but it is only possible with the request relief. Placing the parking lot in the rear aids in maintaining the established streetwall, but it is only possible with the request relief which will allow it to be effectively screened from public view.

VARIATIONS (page 2 of 2)

Plan Commission Number & Title: _____

“In addition, the hearing body must also take into consideration the extent to which the following facts, favorable to the property owner, have been established by the evidence.”

1. That the particular physical surroundings, shape, or topographical conditions of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The width of the lot does not permit 2-way access to the proposed parking lot if the business was forced to comply with the “Build-to-Zone” requiring 80%. The site design layout considers build-to zone requirements and adjacent Downtown Business District zoning in order to successfully utilize streetwalls to create a more cohesive and vibrant pedestrian environment. The Comprehensive Plan recommends to orient buildings toward the street and locate them at or near the sidewalk to reinforce the walkable nature of downtown. Placing the parking lot in the rear aids in maintaining the established streetwall, and will allow parking to be effectively screened from public view, but it is only possible with the request relief.

2. That the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification.

The conditions leading to the need of the requested variation are related to site width and lack of cross access from adjacent properties. The site design layout considers build-to zone requirements and adjacent Downtown Business District zoning in order to successfully utilize streetwalls to create a more cohesive and vibrant pedestrian environment. Placing the parking lot in the rear aids in maintaining the established streetwall, and will allow parking to be effectively screened from public view, but it is only possible with the request relief.

3. That the alleged difficulty or hardship was not created by the current property owner.

The proposed lot is existing, and the lot width was not created by the current property owner.

4. That the proposed variation will not impair an adequate supply of air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The proposed variation will not impair public safety or diminish property values. The variation will allow the site to be redeveloped with an updated, quality building, and will comply with all up-to-date health and safety code requirements.

5. That the proposed variation will not alter the essential character of the area.

The proposed variation will not alter the essential character of the area. The variation will allow the site to be redeveloped with an updated, quality building, and will comply with all up-to-date

health and safety code requirements. In regards to the uniqueness of the property and the plight of the owner, this is the last and westernmost zoned Downtown Business Zoning District property along Warren Avenue, and an effort has been made to move the building closer to the eastern edge of the property to assist with maintaining a consistent street wall, as properties redevelop on other Downtown Business District properties located to the east.

6. That the granting of the variation will not confer on the subject property owner any special privilege that is not available to other properties or structures in the same district.

Granting this variation will not provide any special privilege that is not available to other properties in the same district. Parcels with wider street frontage or shared access to the rear will be able to provide adequate access to parking lot without variation. 20% of the lot width on the subject property does not permit pedestrian access and 2 way vehicular access.

PLAT OF SURVEY

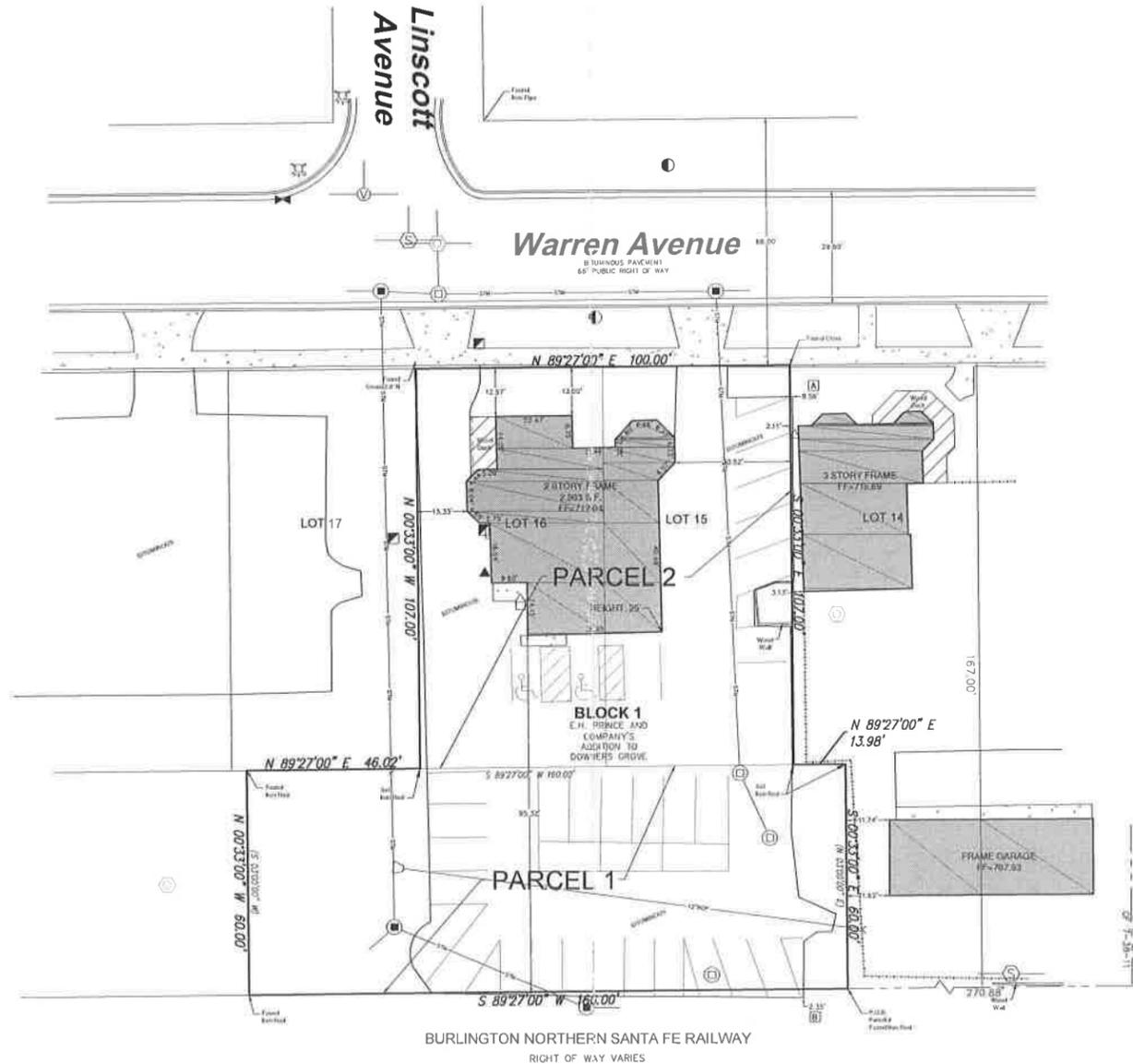
LEGEND & ABBREVIATIONS

□ UTILITY POLE	○ WAPSOLE	P.O.C. POINT OF COMMENCEMENT
□ LUMI POLE	○ SANITARY WAPSOLE	P.B.S. POINT OF BEGINNING
□ TRANSFORMER	○ STORM STRUCTURE (ILLINOIS)	° DEGREES
□ UTILITY PEDestal	○ STORM STRUCTURE (OPEN)	"/" FEET/INCHES
○ TRAFFIC SIGNAL	□ CURB WALK	"' INCHES/SECONDS
□ SIGNAL BOX	○ VALVE VAULT	S.F. SQUARE FEET
○ GAS VALVE	△ FLARED END SECTION	(N) BEARING BEARING/DISTANCE
○ WATER VALVE	—W— WATER LINE	OF TOP OF FOUNDATION
△ ELECTRIC METER	—T— TELEPHONE/CATV LINE	IF FINISHED FLOOR
△ GAS METER	—G— GAS LINE	TOP OF POLE
XX FIRE HYDRANT	—E— ELEVATION LINE	B.S.L. BOUNDARY SETBACK LINE
○ AUTO SPRINKLER	—O— OVERHEAD WIRE	P.B.L. PUBLIC UTILITY EASEMENT
○ MONITORING WELL	—S— STORM SEWER	B.E. EASEMENT
○ GROUND LIGHT	—S— SANITARY SEWER	A ARC LENGTH
○ BOLLARD	—R— DRIVE LANE FENCE	R RADIUS LENGTH
○ BUSH	—S— STOODGE FENCE	E CHORD LENGTH
— DCA	—S— STOODGE FENCE	CH CHORD BEARING
— FLAG POLE	□ CONCRETE SURFACE	CM CORRUGATED METAL PIPE

SIGNIFICANT OBSERVATIONS

- (A) BITUMINOUS PAVEMENT IS 0.56' EAST OF THE PROPERTY LINE.
- (B) BITUMINOUS PAVEMENT IS 2.35' SOUTH OF THE PROPERTY LINE.

VICINITY MAP



RECORD DESCRIPTION

PARCEL 1:
 THAT PART OF THE SOUTHEAST 1/4 NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PORTION OF THE SAME PROPERTY DESCRIBED IN WARRANTY DEED FROM T. P. PHILLIPS, ET UX, TO THE CHICAGO, BURLINGTON & QUINCY RAIL ROAD COMPANY FILED FOR RECORD NOVEMBER 11, 1890, IN BOOK 62 OF DEEDS, ON PAGE 205 IN AND FOR SAID COUNTY, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID RAIL ROAD COMPANY'S ORIGINAL 100.0 FOOT WIDE RIGHT OF WAY 270.88 FEET WEST OF THE EAST LINE OF SAID SECTION 7, AS MEASURED ALONG SAID NORTH RIGHT OF WAY LINE, SAID POINT BEING 167.0 FEET SOUTH, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF WARREN AVENUE, ACCORDING TO THE RECORDED PLAT OF DOWNERS GROVE, ILLINOIS, THENCE NORTH 03° EAST (DEED) 60.0 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN SAID WARRANTY DEED; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN SAID WARRANTY DEED, PARALLEL WITH SAID RIGHT OF WAY LINE 160.0 FEET; THENCE SOUTH 03° WEST, 60.0 FEET; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE 160.0 FEET TO THE POINT OF BEGINNING, DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
 LOTS 15 AND 16 IN BLOCK 1 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTION 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT 43800, IN DUPAGE COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 18016918WF, DATED NOVEMBER 30, 2018.

JLH LAND SURVEYING INC.
 Illinois Professional Design Firm No. 184.007120
 910 Geneva Street, Shorewood, Illinois 60404
 815.729.4000
 www.jlksurvey.com

ADVANTAGE CONSULTING ENGINEERS
 CONSULTING ENGINEERS
 1225 WARREN AVENUE, DOWNERS GROVE, IL 60402
 (708) 481-1100

PREPARED FOR:
 ALL CREATURES GREAT AND SMALL
 1225 WARREN AVENUE
 DOWNERS GROVE, IL

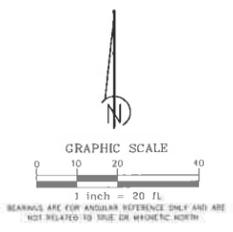
DATE	
REVISIONS	
BY	

PLAT OF SURVEY
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

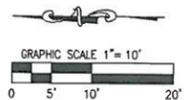
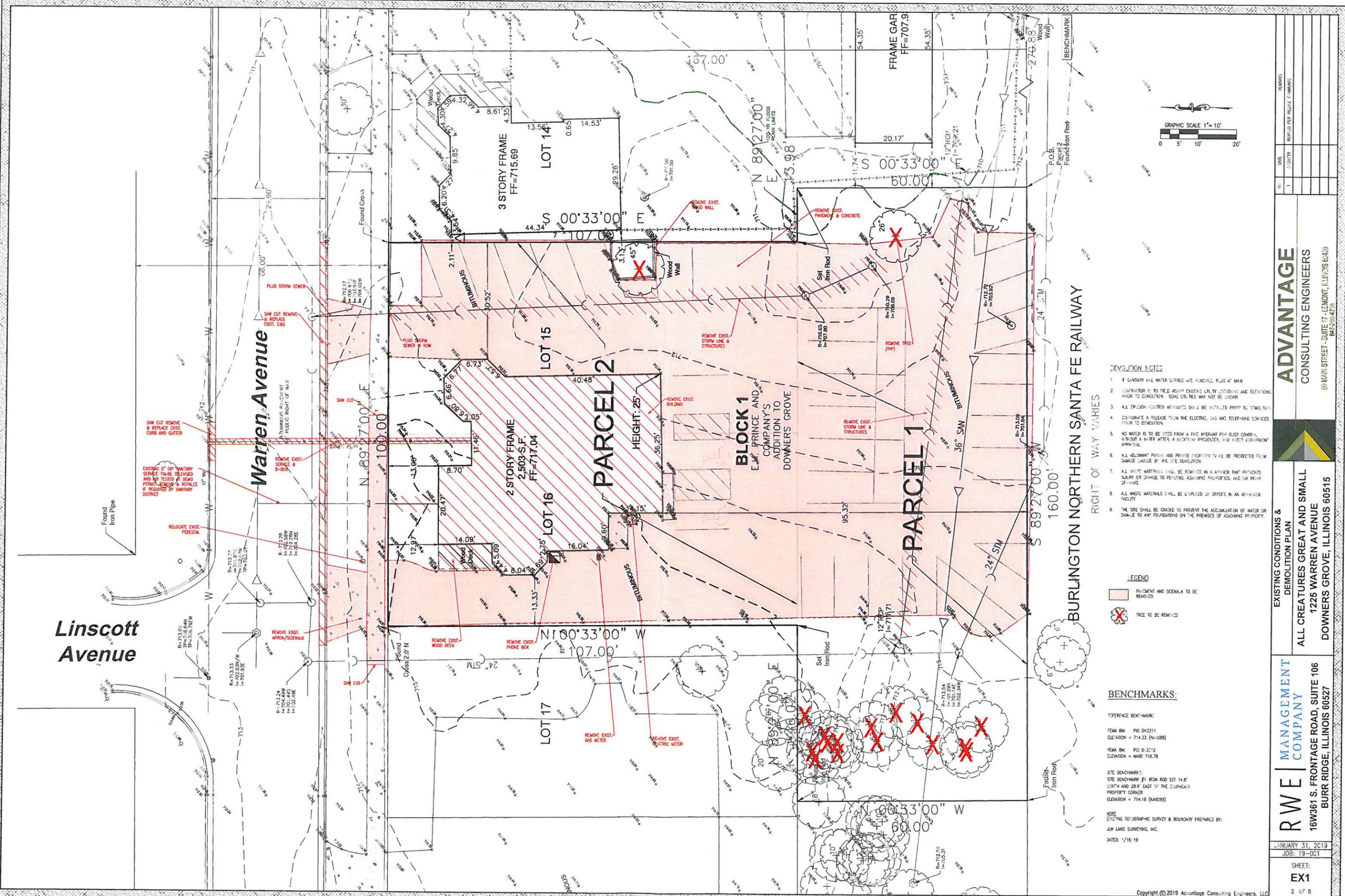
PROJ. MGR.	JLH
DRAWN BY	JLH
CHECKED BY	SR
DATE	01/21/19
SCALE	1"=20'
SHEET	1 OF 1
19-632-101	

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17043C0901H WHICH BEARS AN EFFECTIVE DATE OF 12/16/2004 AND IS NOT IN A SPECIAL FLOOD HAZARDOUS AREA, BY CONTACT DATED 31/08/2019 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM AND FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LAND AREA:
 20,300.00 SF ± OR 0.46 ACRES±



James L. Harpole
 James L. Harpole
 Illinois Professional Land Surveyor No. 3190
 In the State of Illinois, Expires 11-30-2020
 THIS PROFESSIONAL SERVICE CERTIFICATE IS THE LICENSEE'S MINIMUM STANDARD FOR A BOUNDARY SURVEY



DEMOLITION NOTES

- IF SANITARY AND WATER SERVICE ARE REMOVED, PLUG AT MAIN
- CONTRACTOR IS TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION
- COORDINATE A RELEASE FROM THE ELECTRIC, GAS AND TELEPHONE SERVICES PRIOR TO DEMOLITION
- NO WATER IS TO BE USED FROM A FIVE HYDRANT FIVE DUST CONTROL WITHOUT A WATER METER, A BACKFLOW PREVENTER, AND A SIZED EQUIPMENT APPROVAL
- ALL ADJACENT PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE CAUSED BY THE DEMOLITION
- ALL WHITE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJACENT PROPERTIES, AND/OR BUILT-UP AREAS
- ALL WASTE MATERIALS SHALL BE DISPOSED OFF-SITE IN AN APPROVED FACILITY
- THE SITE SHALL BE GRADED TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OF ADJACENT PROPERTY

LEGEND

- PAVEMENT AND SIDEWALK TO BE REVOLVED
- TREE TO BE REMOVED

BENCHMARKS:

REFERENCE BENCHMARK:
 FEMA BM: PID DK3311
 ELEVATION = 714.33 (NAVD83)
 FEMA BM: PID D-3212
 ELEVATION = NAVD 718.78

SITE BENCHMARK:
 SITE BENCHMARK #1 IRON ROD SET 14.8'
 SIXTH AND 28.9' EAST OF THE SOUTHWEST
 PROPERTY CORNER
 ELEVATION = 714.16 (NAVD83)

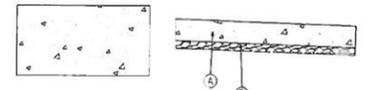
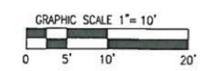
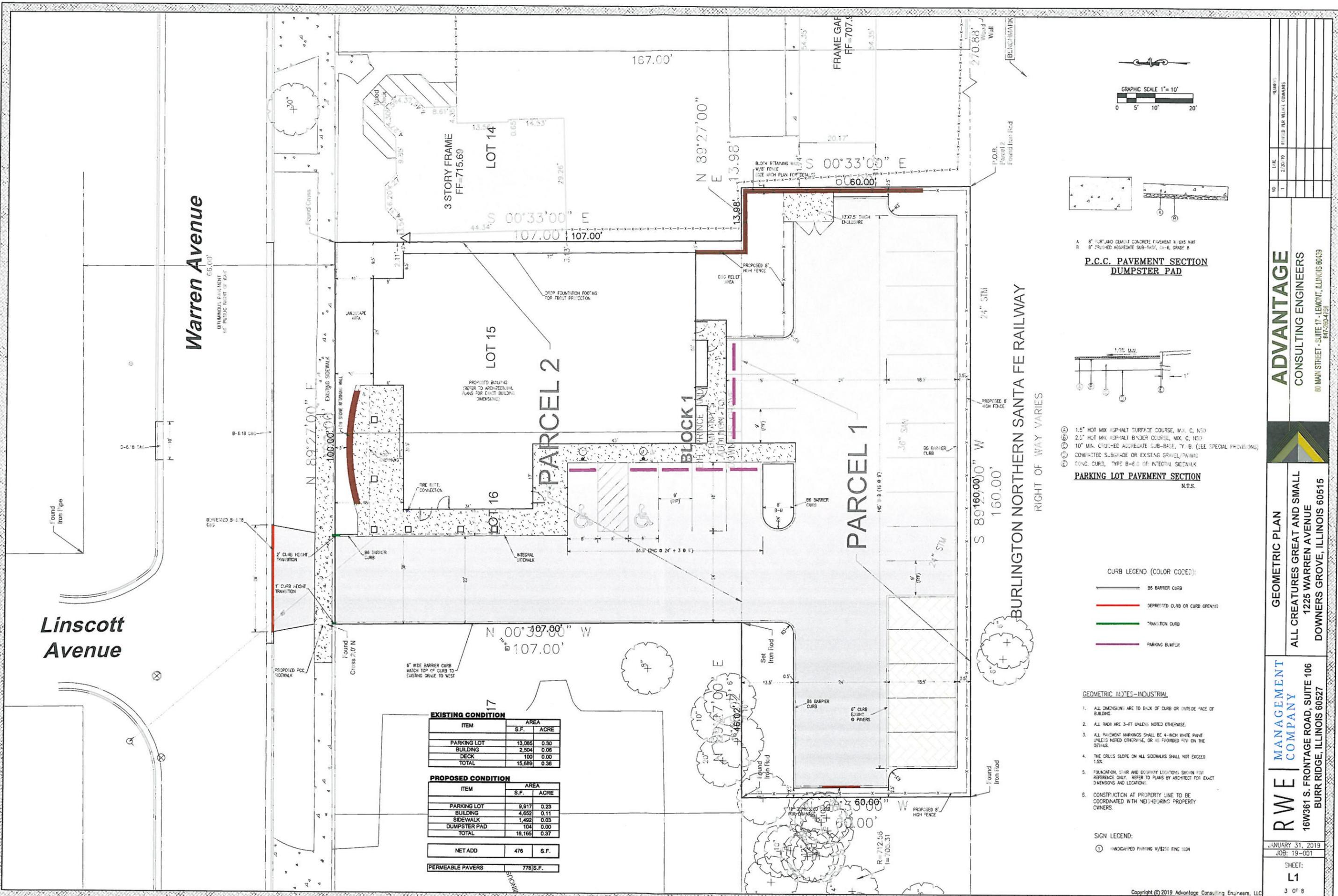
NOTE:
 EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:
 JLN LAND SURVEYING, INC.
 DATED: 1/18/19

ADVANTAGE
 CONSULTING ENGINEERS
 60 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
 847-272-4776

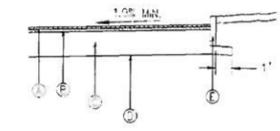
EXISTING CONDITIONS &
 DEMOLITION PLAN
 ALL CREATURES GREAT AND SMALL
 1225 WARREN AVENUE
 DOWNERS GROVE, ILLINOIS 60515

RWE MANAGEMENT COMPANY
 16W361 S. FRONTAGE ROAD, SUITE 106
 BURR RIDGE, ILLINOIS 60527

JANUARY 31, 2019
 JOB: 19-001
 SHEET:
 EX1
 2 OF 8



P.C.C. PAVEMENT SECTION
DUMPSTER PAD



PARKING LOT PAVEMENT SECTION
N.T.S.

CURB LEGEND (COLOR CODED):

- B6 BARRIER CURB
- DEPRECATED CURB OR CURB OPENING
- TRANSITION CURB
- PARKING BARRIER

GEOMETRIC NOTES—INDUSTRIAL

1. ALL DIMENSIONS ARE TO BACK OF CURB OR INSIDE FACE OF BUILDING.
2. ALL RADI ARE 3-FT UNLESS NOTED OTHERWISE.
3. ALL PAINT MARKINGS SHALL BE 4-INCH WHITE PAINT UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR ON THE DETAILS.
4. THE CURB SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
5. FOUNDATION, STAIR AND DOWNHILL LIGHTING SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT FOR EXACT DIMENSIONS AND LOCATION.
6. CONSTRUCTION AT PROPERTY LINE TO BE COORDINATED WITH NEIGHBORING PROPERTY OWNERS.

SIGN LEGEND:

- ① UNOCCUPIED PARKING W/ \$250 FINE SIGN

EXISTING CONDITION

ITEM	S.F.	ACRE
PARKING LOT	13,086	0.30
BUILDING	2,504	0.06
DECK	100	0.00
TOTAL	15,690	0.36

PROPOSED CONDITION

ITEM	S.F.	ACRE
PARKING LOT	9,917	0.23
BUILDING	4,652	0.11
SIDEWALK	1,492	0.03
DUMPSTER PAD	104	0.00
TOTAL	16,165	0.37

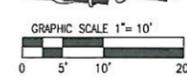
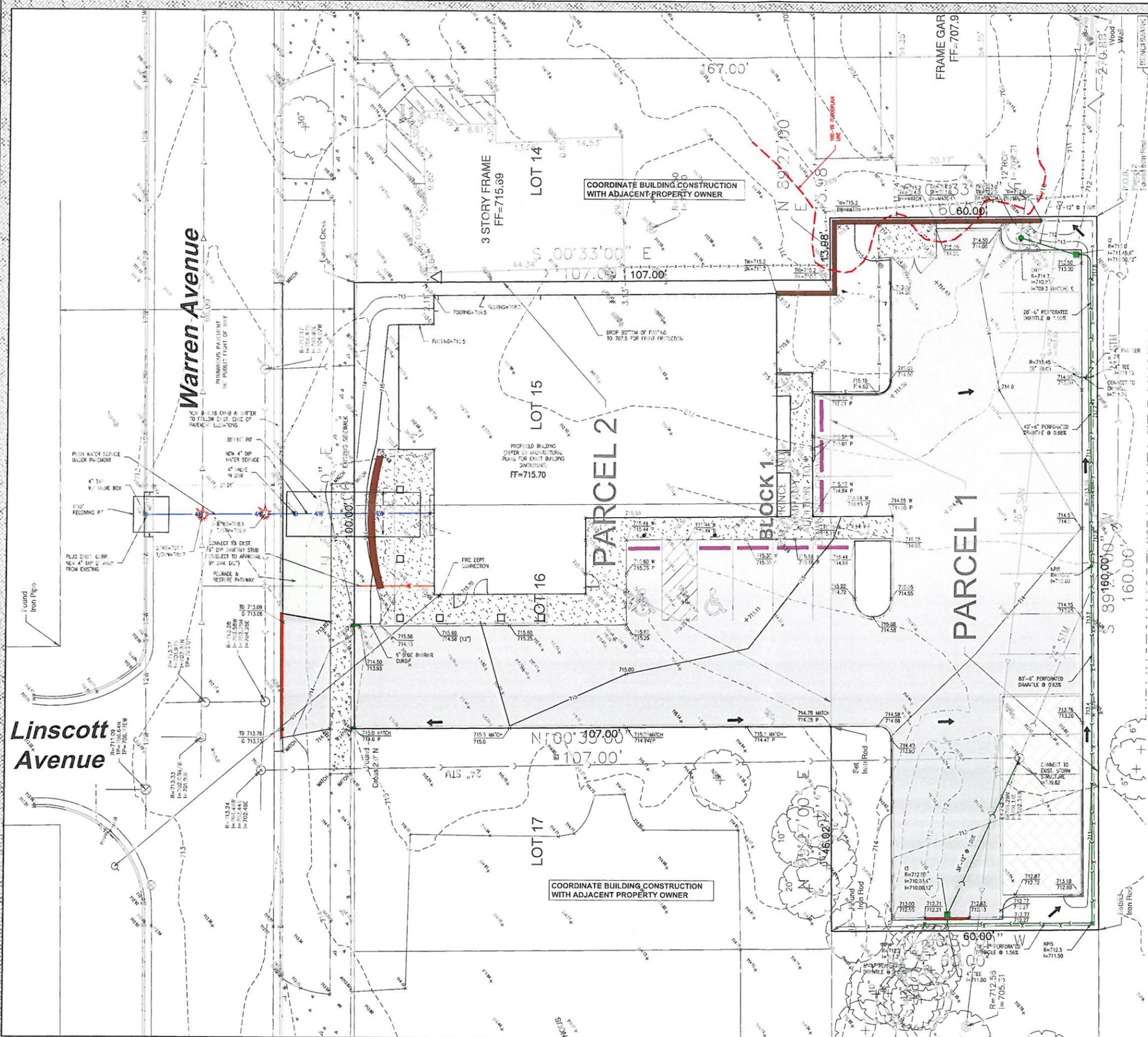
NET ADD	476	S.F.
PERMEABLE PAVERS	778	S.F.

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
815-253-4128

GEOMETRIC PLAN
ALL CREATURES GREAT AND SMALL
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS 60515

RWE MANAGEMENT COMPANY
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

JANUARY 31, 2019
JOB: 19-001
SHEET:
L1
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NOTES UTILITY PLAN:

- ALL 12" AND 10" STORM SEWERS SHALL BE RCP CL V. ALL OTHER STORM SEWERS TO BE RCP CL V UNLESS NOTED OTHERWISE.
- ALL SANITARY SEWER SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
- ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
- THE FRAME & GRATE FOR STORM STRUCTURES SHALL BE AS FOLLOWS:
 1) MANHOLE R-172, TYPE B OPEN GRATE
 2) MANHOLE R-172, TYPE B CLOSED JO
 5. UTILITY STRUCTURE SYMBOLS LISTED:
 M: MANHOLE, STRUCTURE # 35
 S: SUMP
 E: FLARED END SECTION WITH RY RAP
 P: SANITARY MANHOLE
 W: FIRE HYDRANT
 J: JOINT
 D: PRESSURE CONNECTION
 U: REINFORCED LATERAL
 AND: TYPE A 4" DIA. TYPE OF FRAME AND SETFIELD.
 6. CONTRACTOR TO FILL SURVEY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
 7. CONTRACTOR SHALL COORDINATE ANY REIN CLOSED FOR OPEN CUT UTILITY WORK WITH THE APPLICABLE UTILITIES.
 8. = TRUNK BACKFILL
 9. = PIPE ORIGINAL

GRADING NOTES

- ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
- SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
- THE CURB SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1:2.

OWNERS GRADE SANITARY DISTRICT SPECIFICATIONS

- MANHOLE TESTING**
- END MANHOLE SHALL BE TESTED NO SOONER THAN 30 DAYS AFTER COMPLETION OF MANHOLE CONSTRUCTION.
 - ALL LIFT HOLES SHALL BE PROVIDED WITH AN APPROVED NON-SHOCK GROUT.
 - NO GROUT WILL BE PLACED IN THE INTERMEDIATE LIFT STORE TRENCH.
 - ALL PIPES ENTERING THE MANHOLE SHALL BE PROTECTED, TAKING CARE TO SECURELY BRACE THE PIPES FROM BEING LIFTED INTO THE MANHOLE.
 - THE TEST HOLES SHALL BE PLACED AT THE INSIDE OF THE TOP OF THE MANHOLE FRAME AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
 - A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF WITH THE VALVES CLOSED. THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9 INCHES. THE MANHOLE SHALL PASS IF THE TIME IS GREATER THAN 60 SECONDS FOR A 48" DIAMETER MANHOLE, 75 SECONDS FOR 60", AND 90 SECONDS FOR 72".
 - IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE WITH A NON-SHOCK GROUT. RETESTING SHALL BE REQUIRED UNTIL A SATISFACTORY TEST IS OBTAINED.
 - CONTRACTOR SHALL COORDINATE ANY REIN CLOSED FOR OPEN CUT UTILITY WORK WITH THE APPLICABLE UTILITIES.
 - ALL MANHOLE TESTING FOR ACCEPTANCE SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE TEST PROCEDURE BY THE DISTRICT OR ITS AUTHORIZED REPRESENTATIVE. THE DISTRICT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS PRIOR TO TESTING.

BUILDING SANITARY SERVICE TESTING

- THE ENTIRE BUILDING SANITARY SERVICE SHALL BE TESTED FROM THE PUBLIC SEWER TO THE BUILDING, INCLUDING THE MACHINE TAP, WYE OR TEE, THE OUTSIDE CLEANOUTS AND ALL SERVICE PIPING.
- PRIOR TO TESTING, FLUSH AND CLEAN THE SEWERS BY A METHOD ACCEPTABLE TO THE DISTRICT. PROVIDE PREPARATORY CLEANING OF THE SEWER TO PERMIT UNOBSTRUCTED PASSAGE OF THE TELEVISION CAMERA AND CLEAN SHOWERS FOR THE CAMERA TO LOCATE STRUCTURAL DEFECTS, MISMATCHES, AND POINTS OF INJECTION TO THE SATISFACTION OF THE DISTRICT.
- PROVIDE THE DISTRICT WITH VIDEO RECORDING OF THE TELEVISION AND VIDEO RECORD TO STANDARD PLAY (SP) VIDEO.
- BEGIN EACH TAPE WITH THE CURRENT DATE AND THE BEGINNING FOOTAGE COUNT SUPERIMPOSED ON THE VIDEO SIGNAL. PROVIDE CONTINUOUS FOOTAGE RECORD IN ALL VIDEO RECORDINGS.
- PROFESSIONALLY LABEL ALL VIDEO TAPES SHOWING THE BUILDING ADDRESS, THE DATE, AND CONTRACTOR'S NAME.
- WHILE THE CAMERA IS IN USE, THE CONTRACTOR SHALL NOTIFY THE DISTRICT OF ALL DEFECTS AND POINTS OF INJECTION TO THE SATISFACTION OF THE DISTRICT.
- ALL TESTING FOR ACCEPTANCE SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE DISTRICT. THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO TESTING. VIDEO TAPES SHALL BE TURNED IN IMMEDIATELY TO THE DISTRICT INSPECTOR UPON COMPLETION OF TESTING.
- TESTING MAY BE PERFORMED AFTER THE SANITARY SERVICE HAS BEEN SUCCESSFULLY AIR TESTED AND ALL OUTSIDE CLEANOUTS HAVE BEEN ADJUSTED TO FINAL GRADE.

BUILDING SANITARY SERVICE AIR TESTING

- THE ENTIRE BUILDING SANITARY SERVICE SHALL BE AIR TESTED FROM THE PUBLIC SEWER TO THE BUILDING, INCLUDING THE MACHINE TAP, WYE OR TEE, THE OUTSIDE CLEANOUTS AND ALL SERVICE PIPING. IF A NEW WYE OR TEE IS INSTALLED ON AN EXISTING PUBLIC SEWER, THE PIPE CONNECTIONS ON THE PUBLIC SEWER (ON BOTH SIDES OF THE WYE OR TEE) MUST ALSO BE AIR TESTED, AS DESCRIBED IN ITEM 11.
- PRIOR TO TESTING, FLUSH AND CLEAN THE SEWERS BY A METHOD ACCEPTABLE TO THE DISTRICT. IF A NEW WYE OR TEE IS INSTALLED ON AN EXISTING PUBLIC SEWER, CLEAN THE INSIDE OF ALL EXISTING PIPES TO ALLOW THE TEST PLUGS TO PROPERLY SEAL DURING TESTING.
- ISOLATE THE BUILDING SANITARY SERVICE FROM THE EXISTING PUBLIC SEWER BY INSTALLING TWO AIRTIGHT PLUGS IN THE PUBLIC SEWER, BY INSTALLING ONE AIRTIGHT PLUG WITH A VOID PROVIDED AT THE CONNECTION BETWEEN THE BUILDING SERVICE CLEANOUT AND THE PUBLIC SEWER, OR BY OTHER METHOD ACCEPTABLE TO THE DISTRICT.
- INSTALL AN AIRTIGHT PLUG ON THE CLEANOUT INSIDE THE BUILDING.
- PROPERLY BRACE THE OUTSIDE CLEANOUT CAP AND COLLAR TO WITHSTAND AIR TESTING.
- WHEN OR BEFORE THE SEWER TO BE TESTED IS SUBMITTED UNDER DISINTEGRATOR, DETERMINE THE GROUNDWATER HYDROSTATIC PRESSURE BY A METHOD APPROVED BY THE DISTRICT.
- ADD AIR TO THE PLUGGED SEWER SECTIONS UNDER TEST THROUGH THE CLEANOUT OR PUBLIC SEWER PLUG UNTIL INITIAL AIR PRESSURE REACHES 4.0 PSI GREATER THAN ANY GROUNDWATER HYDROSTATIC PRESSURE.
- ALLOW AT LEAST TWO MINUTES FOR AIR TEMPERATURE TO STABILIZE, ADDING AIR TO MAINTAIN THE INITIAL TEST PRESSURE.
- SHUT OFF THE AIR SUPPLY AFTER STABILIZING THE AIR TEMPERATURE AND RECORD THE TIME IN SECONDS USING AN APPROVED STOPWATCH FOR THE INTERNAL SEWER. INCREASE TO DROP FROM 3.5 PSIG TO 2.5 PSIG GREATER THAN ANY GROUNDWATER HYDROSTATIC PRESSURE.
- THE BUILDING SANITARY SERVICE SHALL PASS IF THE REQUIRED TIME FOR THE ALLOWABLE PRESSURE DROP EQUALS OR EXCEEDS 2 MINUTES FOR A 4-INCH AND 6-INCH DIAMETER SERVICE LESS THAN 100 FEET IN TOTAL LENGTH. THE MINIMUM ALLOWABLE TIME FOR LARGER PIPE DIAMETERS OR LONGER PIPE LENGTHS WILL BE DETERMINED BY THE DISTRICT.
- THE INDIVIDUAL PIPE JOINTS ON EITHER SIDE OF A NEW WYE OR TEE INSTALLED ON AN EXISTING PUBLIC SEWER SHALL ALSO BE AIR TESTED AS FOLLOWS:
 a. COMPLY WITH REQUIREMENTS OF ASTM C1183-90.
 b. UTILIZE COMMERCIAL AVAILABLE TEST APPARATUS WITH TWO SEPARATE INFLATABLE SEALING RINGS OR PLUGS, OR ONE PLUG WITH A VOID POSITIONED AT THE CENTER, AT LEAST 2.50 INCHES, BUT NO MORE THAN 2 FEET APART.
 c. ACCEPTABLE MAXIMUM AIR LOSS IS 1 PSI IN 5 SECONDS.
 d. TEST PRESSURE IS 3.5 PSI HIGHER THAN GROUNDWATER PRESSURE, BUT DO NOT USE A TEST PRESSURE GREATER THAN 6 PSI.
 e. PROVIDE TEST APPARATUS THAT ALLOWS REMOTE MONITORING OF TEST BY THE DISTRICT.
- IF THE AIR TEST FAILS TO MEET THESE REQUIREMENTS, LOCATE AND REPAIR, OR REMOVE AND REPLACE THE FAULTY SECTIONS OF SEWER IN A MANNER APPROVED BY THE DISTRICT, AS NECESSARY TO MEET THE ALLOWABLE LIMITS UPON RETESTING. THE USE OF ACRYLIC GEL SEALANT IS NOT AN ACCEPTABLE METHOD TO CORRECT LEAKAGE.
- PROVIDE AND USE EQUIPMENT AND MEASURING DEVICES ACCEPTABLE TO THE DISTRICT.
- ALL AIR TESTING FOR ACCEPTANCE SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE DISTRICT. THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO TESTING.
- AIR TESTING TECHNIQUES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM STANDARD PRACTICE FOR TESTING SEWER LINES BY LOW-PRESSURE AIR TEST METHOD FOR THE APPROPRIATE PIPE MATERIAL.
- AIR TESTING MAY NOT BE PERFORMED UNTIL THE SANITARY SERVICE TRENCH HAS BEEN COMPLETELY BACKFILLED.

OWNERS GRADE SANITARY DISTRICT NOTES:

- OWNERS GRADE SANITARY DISTRICT STANDARDS AND SPECIFICATIONS SHALL GOVERN ALL SANITARY SEWER CONSTRUCTION.
- THE SEWER CONTRACTOR SHALL SCHEDULE WITH THE DISTRICT INSPECTIONS OF THE SANITARY SEWER CONSTRUCTION 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION (330-999-0664).
- THE EXISTING BUILDING SANITARY SEWER SERVICE MUST BE DISCONNECTED FROM THE PUBLIC SEWER MAIN PRIOR TO THE BEGAINING OF THE BUILDING.
- THE SANITARY SEWERS SHALL PASS ALL DISTRICT REQUIREMENTS FOR AIR TESTING, TELEVISION AND MANHOLE VACUUM TESTS. (SEE THIS SHEET FOR REQUIREMENTS).
- THE SANITARY SEWER SHALL BE PVC PIPE WITH A SDR OF 26, COMPLYING WITH ASTM D2241, 160 PSI PRESSURE PIPE PUSH-ON BELL AND SPOUT TYPE WITH RUBBER RING SEAL Gasket ASTM D3139.
- "FLEX SEAL" NON-WOVEN COUPLINGS (WITH STAINLESS STEEL SHEAR RING) SHALL BE USED TO CONNECT PIPES OF DIFFERENTIAL OR SIZE.

ADVANTAGE
CONSULTING ENGINEERS
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847-291-4725

GRADING & UTILITY PLAN
ALL CREATURES GREAT AND SMALL
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS 60515

RWE MANAGEMENT COMPANY
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

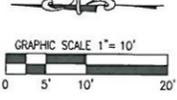
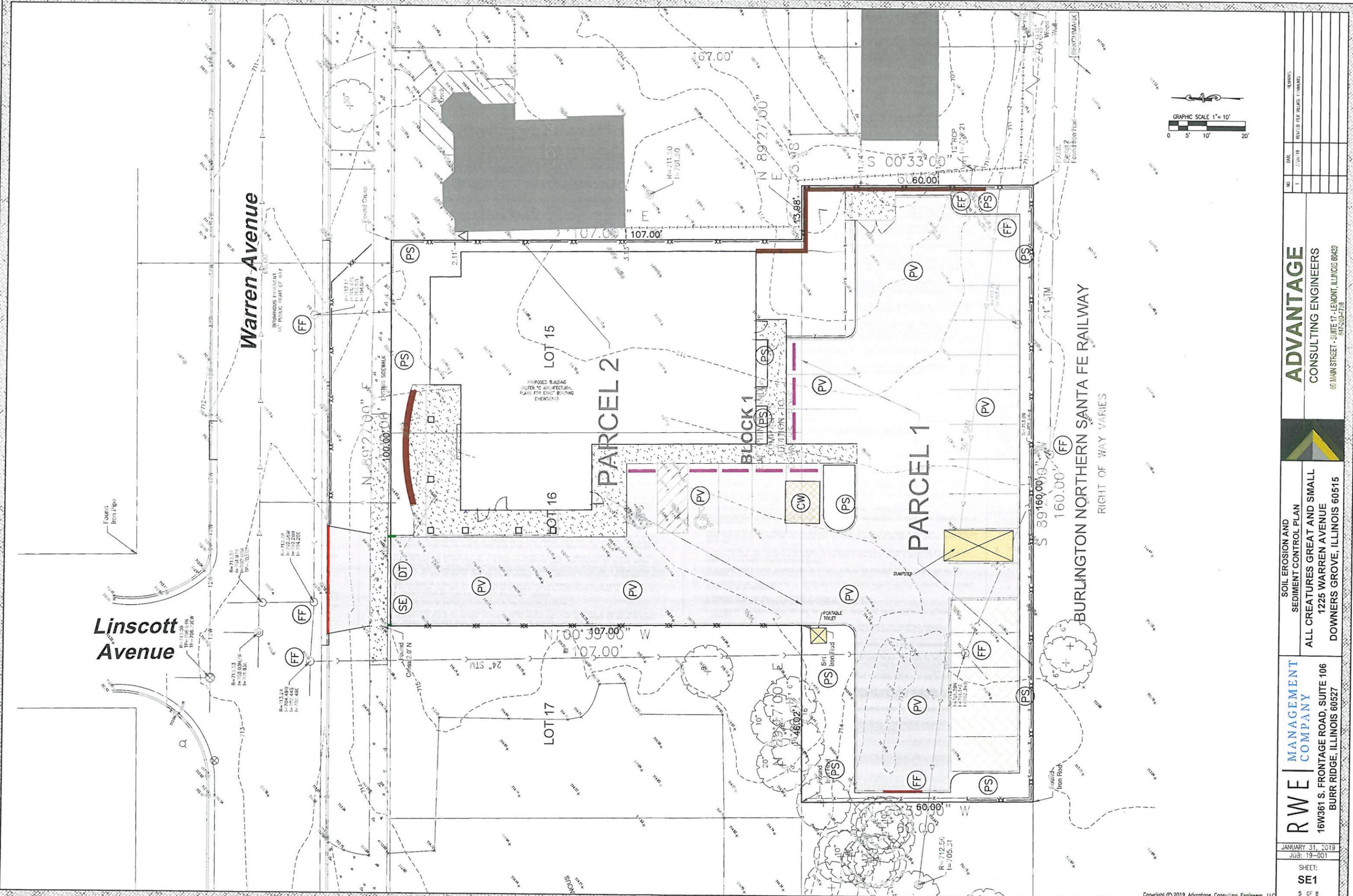
JANUARY 31, 2019
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4 OF 8

Linscott Avenue

Warren Avenue

BURLINGTON NORTHERN SANTA FE RAILWAY

RIGHT OF WAY VARIES



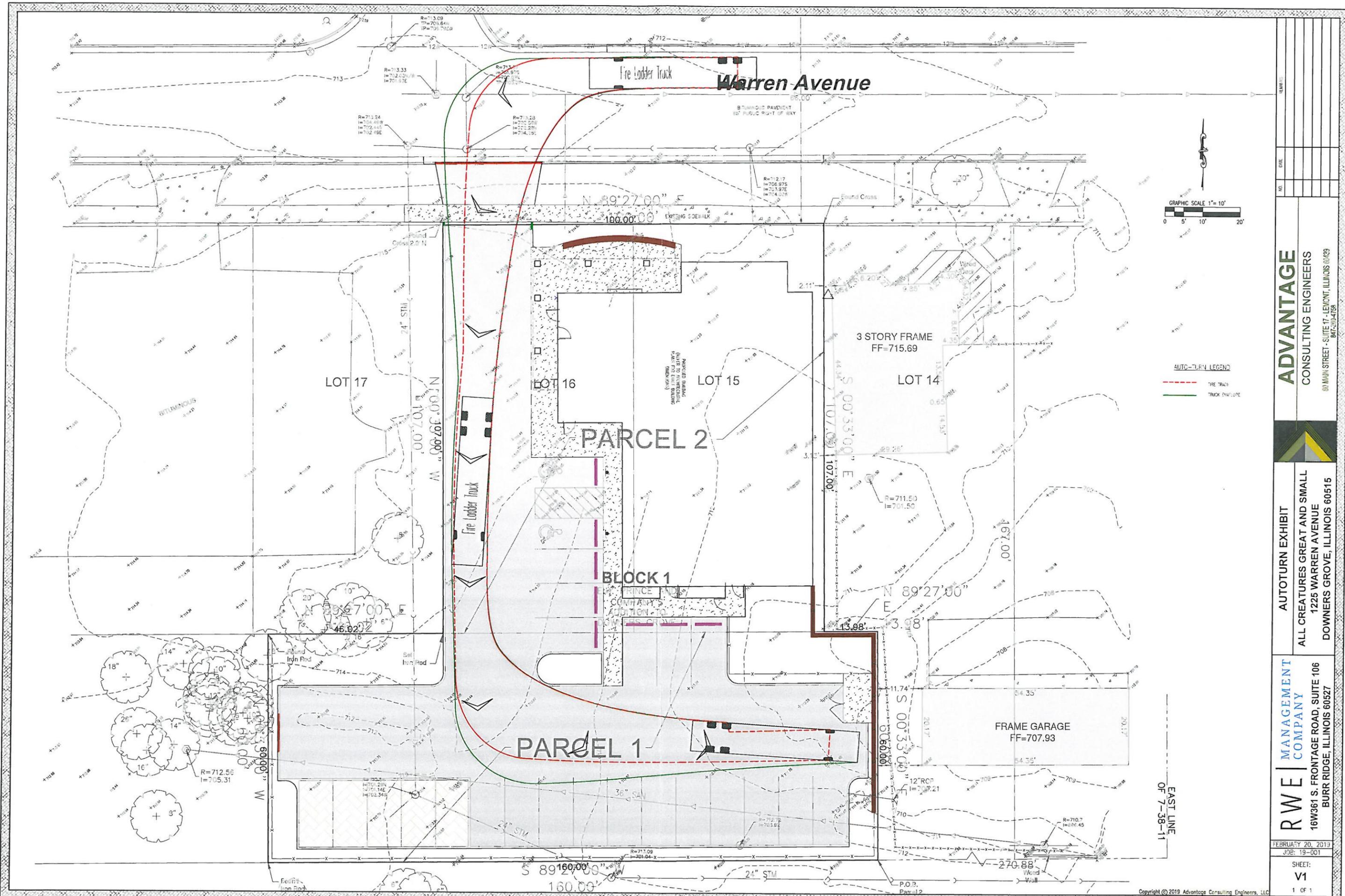
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16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

SOIL EROSION AND SEDIMENT CONTROL PLAN
ALL CREATURES GREAT AND SMALL
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS 60515

ADVANTAGE CONSULTING ENGINEERS
66 MAIN STREET • SUITE 17 • LEMONT, ILLINOIS 60439
947-203-1718

NO.	DATE	REVISIONS
1	1-31-19	REVISED PER PERMITS & MARKS

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JOB: 19-001
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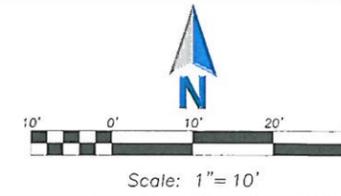
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CONSULTING ENGINEERS
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847-204-4758

AUTOTURN EXHIBIT
ALL CREATURES GREAT AND SMALL
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS 60515

RWE MANAGEMENT COMPANY
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

FEBRUARY 20, 2019
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1 OF 1

Warren Avenue



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
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FAX (847) 223-4834
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

**ALL CREATURES GREAT
AND SMALL**
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	02/11/19	PER VLLAGE REVIEW

Disseminated By: SSG Approved By: XXX Date: 01/14/19

Sheet Title:
**LANDSCAPE
PLAN**

Sheet No:
LA-1

PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL	2
GLE #12	GLETTISIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	B & B	2.5" CAL	2
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL	2

DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
FOT AIR	FOTHERGILLA GARDENII 'MT. AIRY' / DWARF WITCHALDER	B & B	24" HT.	6
PHY #12	PHYCOCARPUS CRUCI-FOLIUS / WINEBARK	B & B	36" HT.	13
RHU GRO	RHUS ARMATA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" HT.	7
RIB GRE	RIBES ALPIMUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	30" HT.	46
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	1 GAL	24" SPREAD	4
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	24" HT.	3
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	4

EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
JUN BAR	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER	5 GAL		5
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	24" HT.	3

GRASSES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CAL KAR	CALAMAGRISTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	7

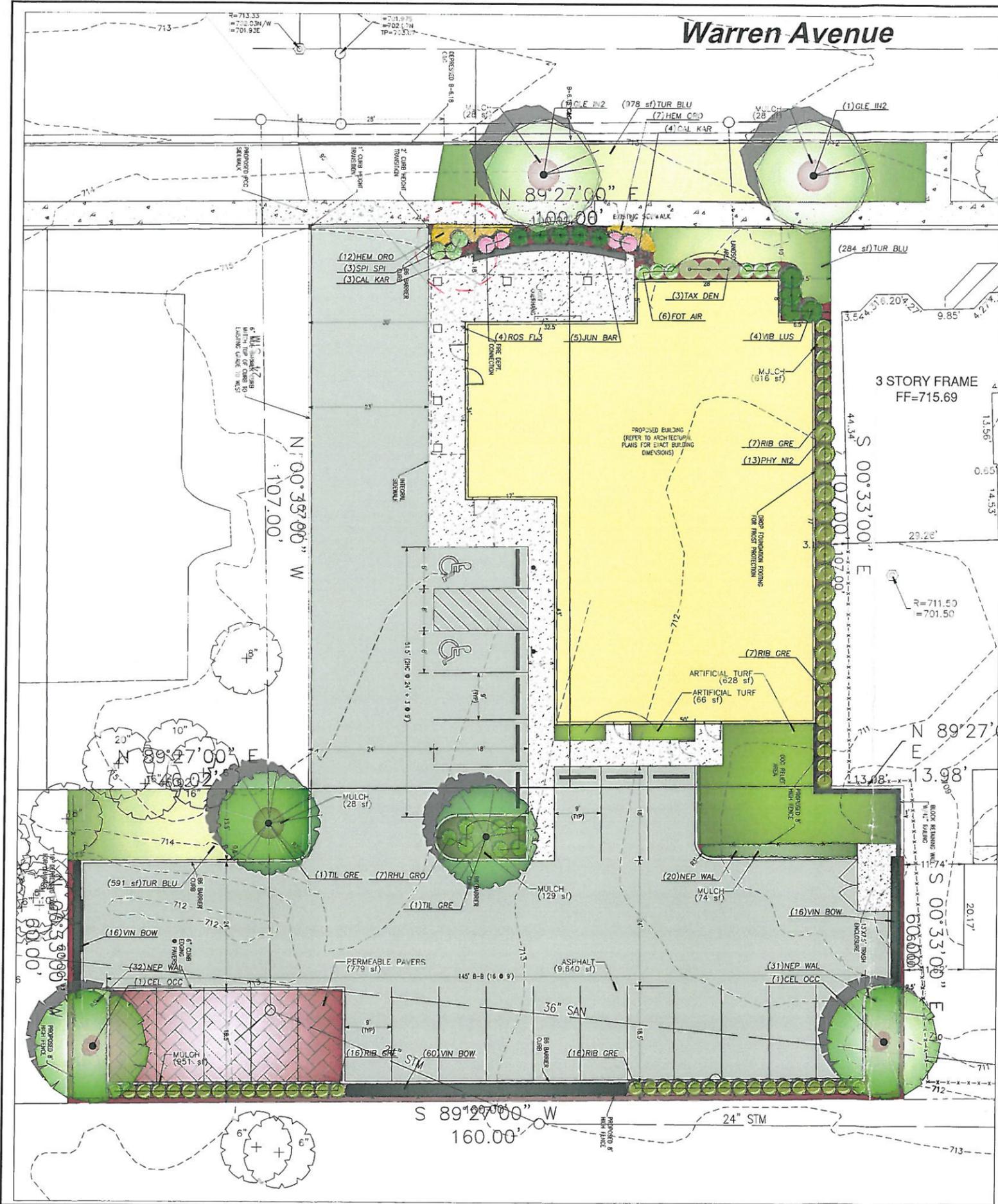
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
HEM ORO	HEMEROCALLIS X 'STELLA DE GRO' / STELLA DE GRO DAYLILY	CONT.	#1	19
NEP WAL	HEPETA X FAASSENI 'WALKER'S LOW' / WALKER'S LOW CATMINT	CONT.	#1	83
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD	S.F.	1,854 SF
WIN BOW	VINCA MAJOR 'BOULES BLUE' / DWARF PERIWINKLE	CONT.	3" POTS	92

SITE MATERIALS SCHEDULE

	MULCH	1,856 SF
	ASPHALT	9,640 SF
	ARTIFICIAL TURF	706 SF
	PERMEABLE PAVERS	779 SF

LANDSCAPE NOTES:

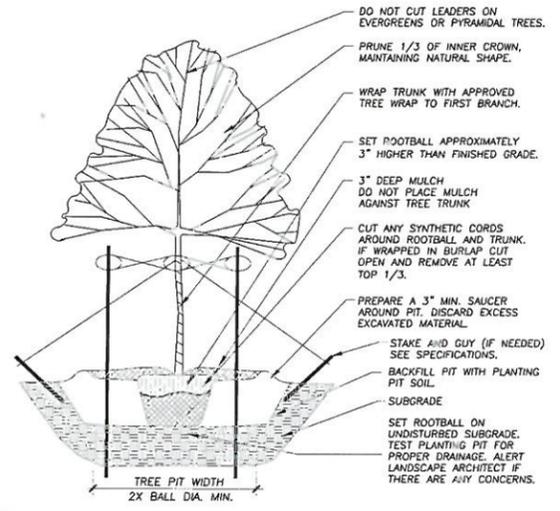
- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SEED AS A GROUND COVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED AND BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
- ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- ALL RESTORATION WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHALL BE COMPLETED WITH TOPSOIL AND SOD.



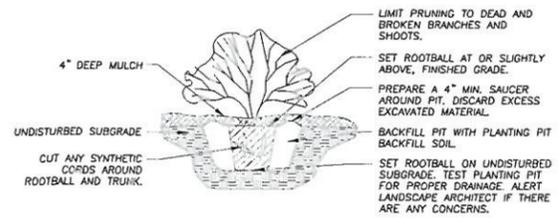


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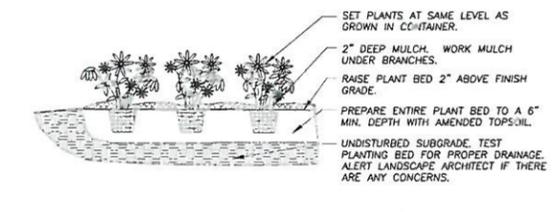
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019



1 TREE PLANTING DETAIL
Not To Scale 32 9343-01



2 SHRUB PLANTING DETAIL
Not To Scale 32 9333-03



3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 32 9301-03

ALL CREATURES GREAT
AND SMALL
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

Reserved for Seal:

No.	Date	Description
	02/20/19	PER VILLAGE REVIEW

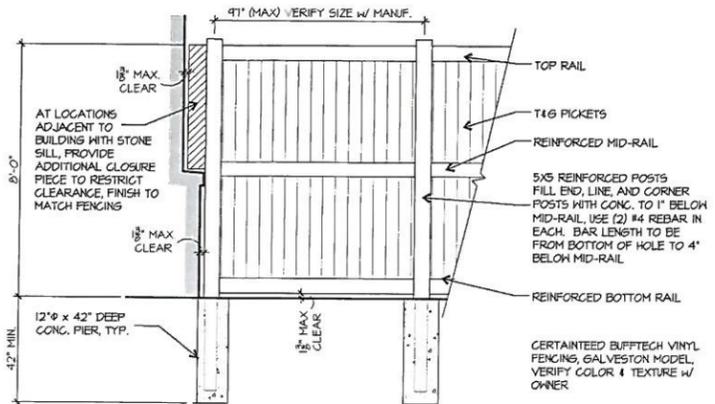
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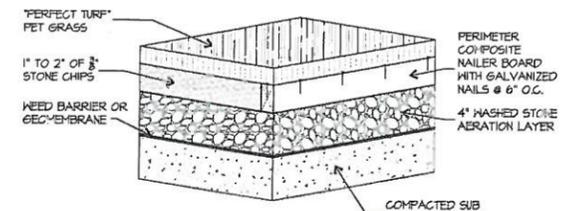
Sheet Title:
**LANDSCAPE
DETAILS**

Sheet No:
LA-2

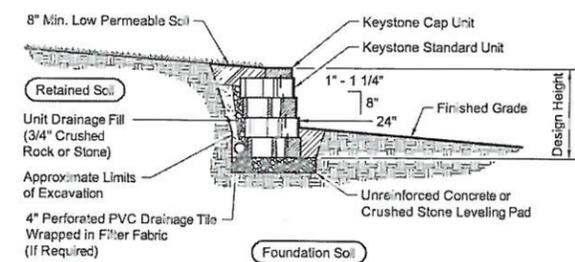
ZONING DATA	
PER DOWNERS GROVE, IL ZONING MAP	
DOWNTOWN BUSINESS DISTRICT - DB	
VETERINARY SERVICES = SPECIAL USE APPROVAL REQUIRED	
VARIANCE REQUEST: RELIEF OF THE BUILD-TO-ZONE REQUIREMENT OF 80% PER VODS 20-4.010 REDUCED TO 67% OF THE STREET-FACING BUILDING FACADE IN THE BUILD-TO-ZONE AREA.	
SETBACKS (PER ZONING CODE SECTION 4.010)	
DB STREET =	0'
DB SIDEYARD =	0'
DB REAR YARD =	0'
MIN. HEIGHT =	32'-0"
MAX. HEIGHT =	70'-0"
1ST FLOOR AREA =	4,650 S.F.
2ND FLOOR AREA =	950 S.F.
TOTAL PROPOSED BUILDING =	5,600 S.F.
PARKING REQUIREMENTS	
PARKING SPACES = 9.5/1000 S.F.	
5,600 / 300 (STORAGE & STAIR AREAS) = 5,300 SQFT	
5,300 / 1000 * 3.5 = 18.55 = 19 SPACES REQUIRED	
TOTAL SPACES PROVIDED = 22 SPACES + 2 H.C. SPACES	



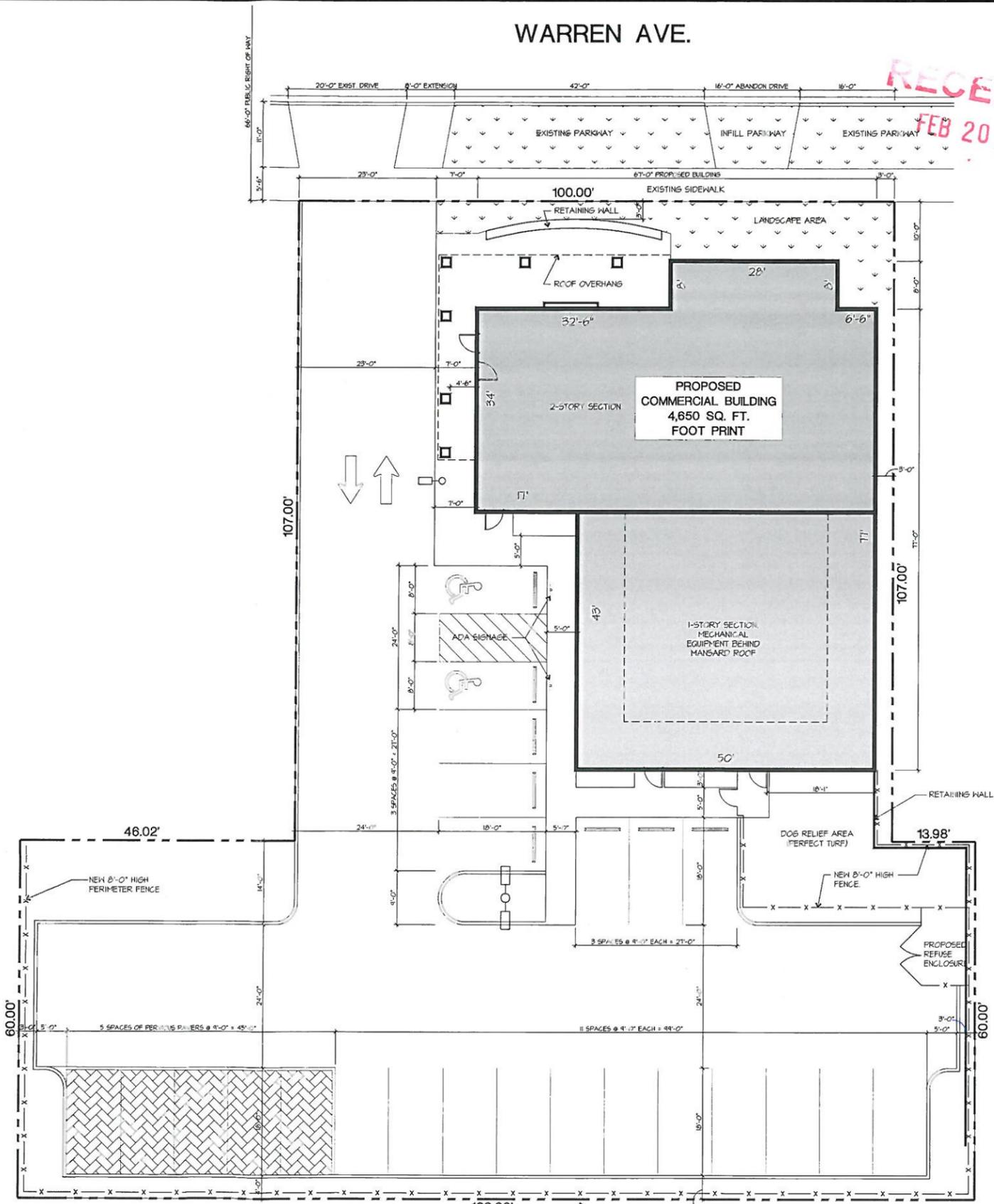
1 VINYL FENCE AND TRASH ENCLOSURE DTL
SCALE 1/2" = 1'-0"



"PERFECT TURF"
"PERFECT PUP" DOG PARK DETAIL
N.T.S.



RETAINING WALL DETAIL



ARCHITECTURAL SITE PLAN
SCALE 1" = 10'-0"

WARREN AVE.

RECEIVED
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1000 ORLAND PARKWAY SUITE 100
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All Creatures
Great And Small
1225 Warren Ave.
Downers Grove, IL 60515

DATE 2-1-2019
DRAWN BY RAH
PROJECT NUMBER 2018-0160

FILE NUMBER 12-05-2018
DATE RAH
DRAWN BY MM
FINAL REVIEW

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ARCHITECTURAL SITE PLAN

SHEET NAME A-0.1
SHEET OF

WARREN AVE.



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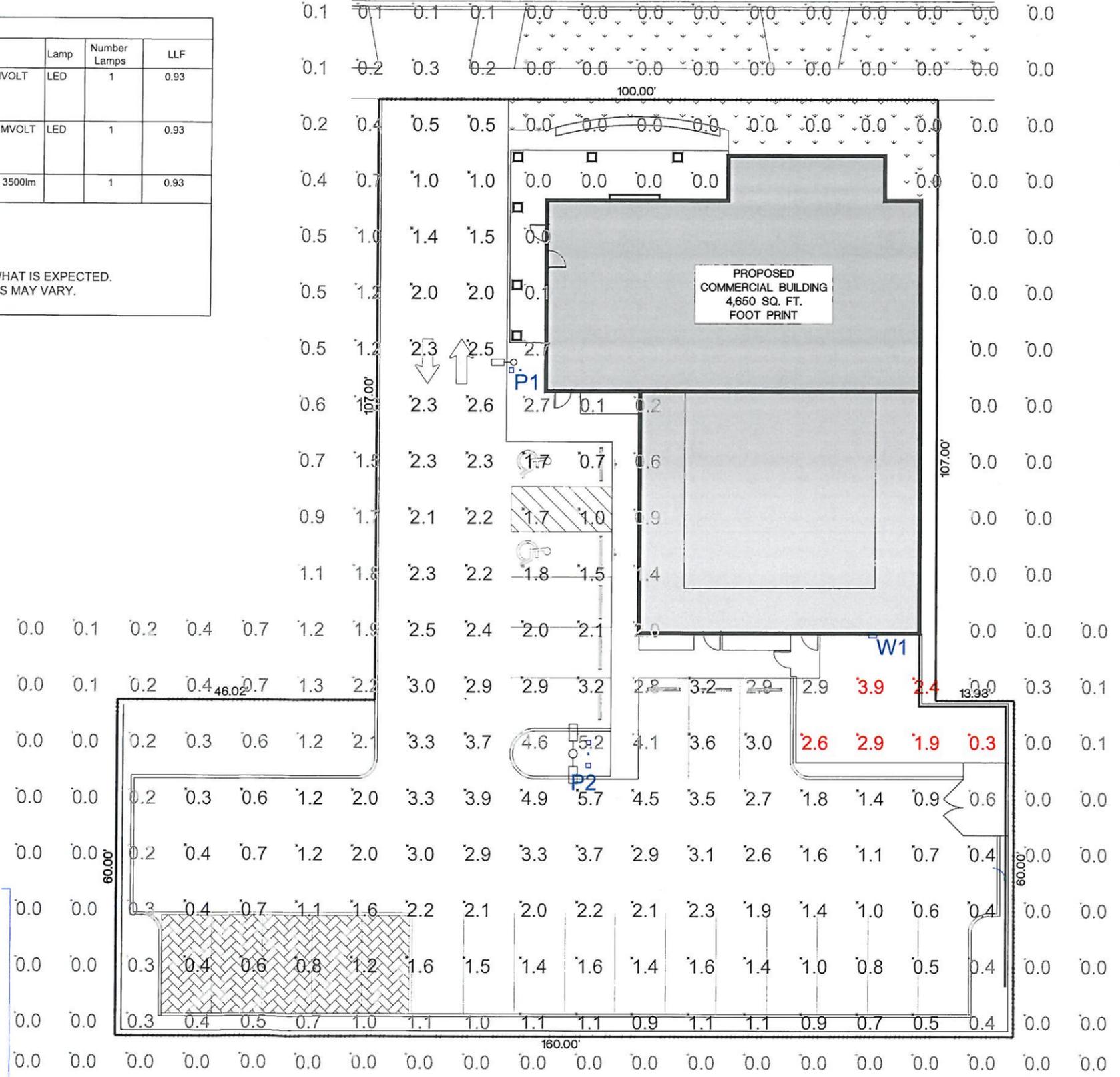
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www.rweinc.com

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Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	LLF
□	P1	1	Lithonia Lighting	DSX1 LED P1 40K T3S MVOLT	DSX1 LED P1 40K T3S MVOLT	LED	1	0.93
□	P2	1	Lithonia Lighting	DSX1 LED P3 40K TFTM MVOLT	DSX1 LED P3 40K TFTM MVOLT	LED	1	0.93
□	W1	1	Lithonia Lighting	TWR1 LED P2 40K	Outdoor Wallpack approx. 3500lm		1	0.93

NOTES:
1. CALCULATION POINTS ARE AT GROUND LEVEL.
2. FIXTURES ARE POLE MOUNTED AT 20'-0" AFF.
3. CALCULATIONS POINTS ARE ON A 10' x 10' SPACING.
4. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.
5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.
** FIELD VERIFICATION REQUIRED.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Dog Walk Calc.	□	2.3 fc	3.9 fc	0.3 fc	13.0:1	7.7:1
Full Area Calc.	+	0.4 fc	5.7 fc	0.0 fc	N/A	N/A
Parking Lot Calc.	✕	1.9 fc	5.7 fc	0.3 fc	19.0:1	6.3:1



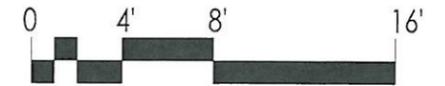
PHOTOMETRIC SITE PLAN
SCALE: 1/8" = 1'-0"

DESCRIPTION
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PHOTOMETRIC SITE PLAN

SHEET NAME
A-0.2
SHEET OF

PRELIMINARY FIRST FLOOR PLAN



SCALE: 1/8" = 1'-0"



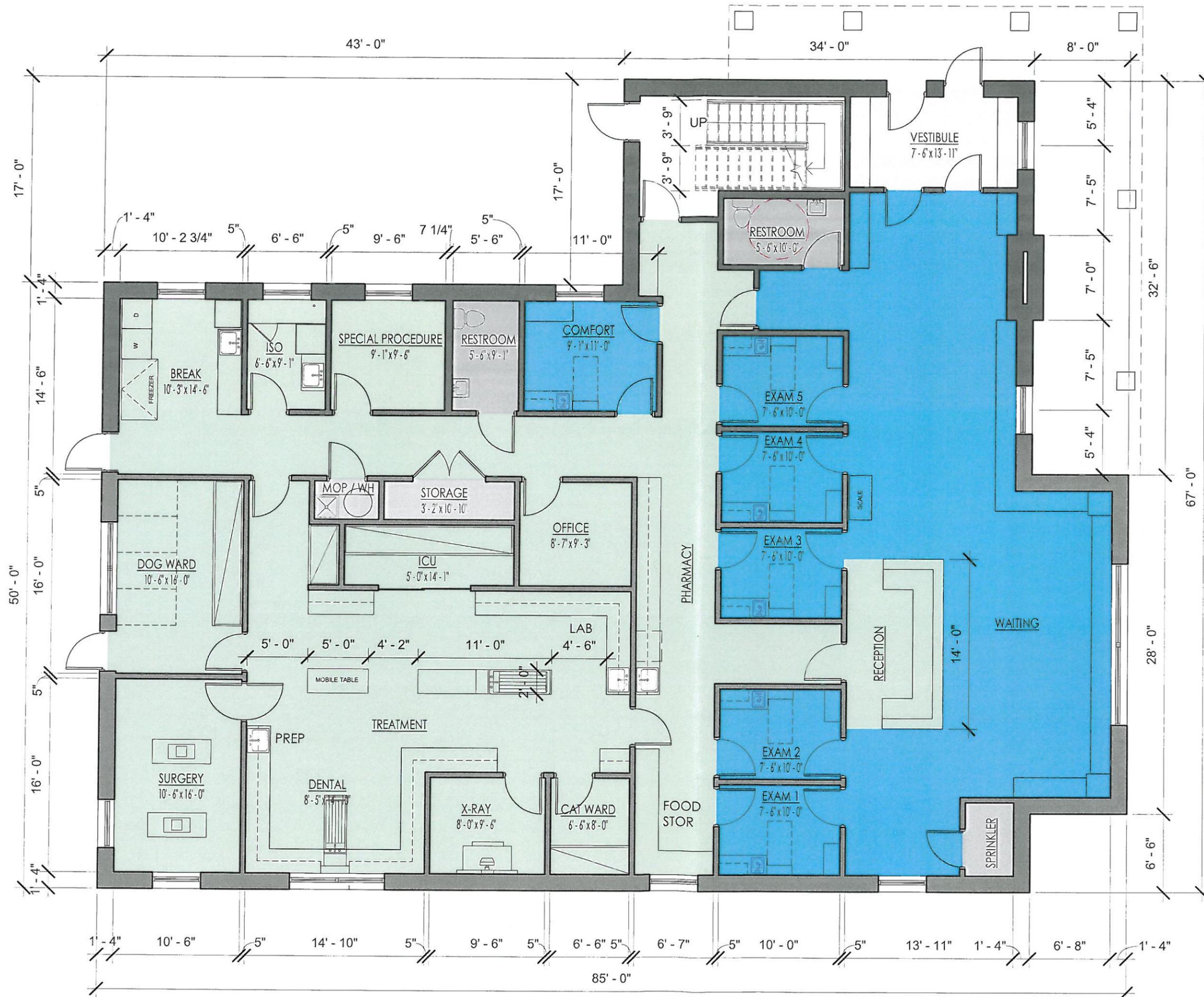
COLOR LEGEND

- CIRCULATION
- PUBLIC
- SERVICE
- STAFF

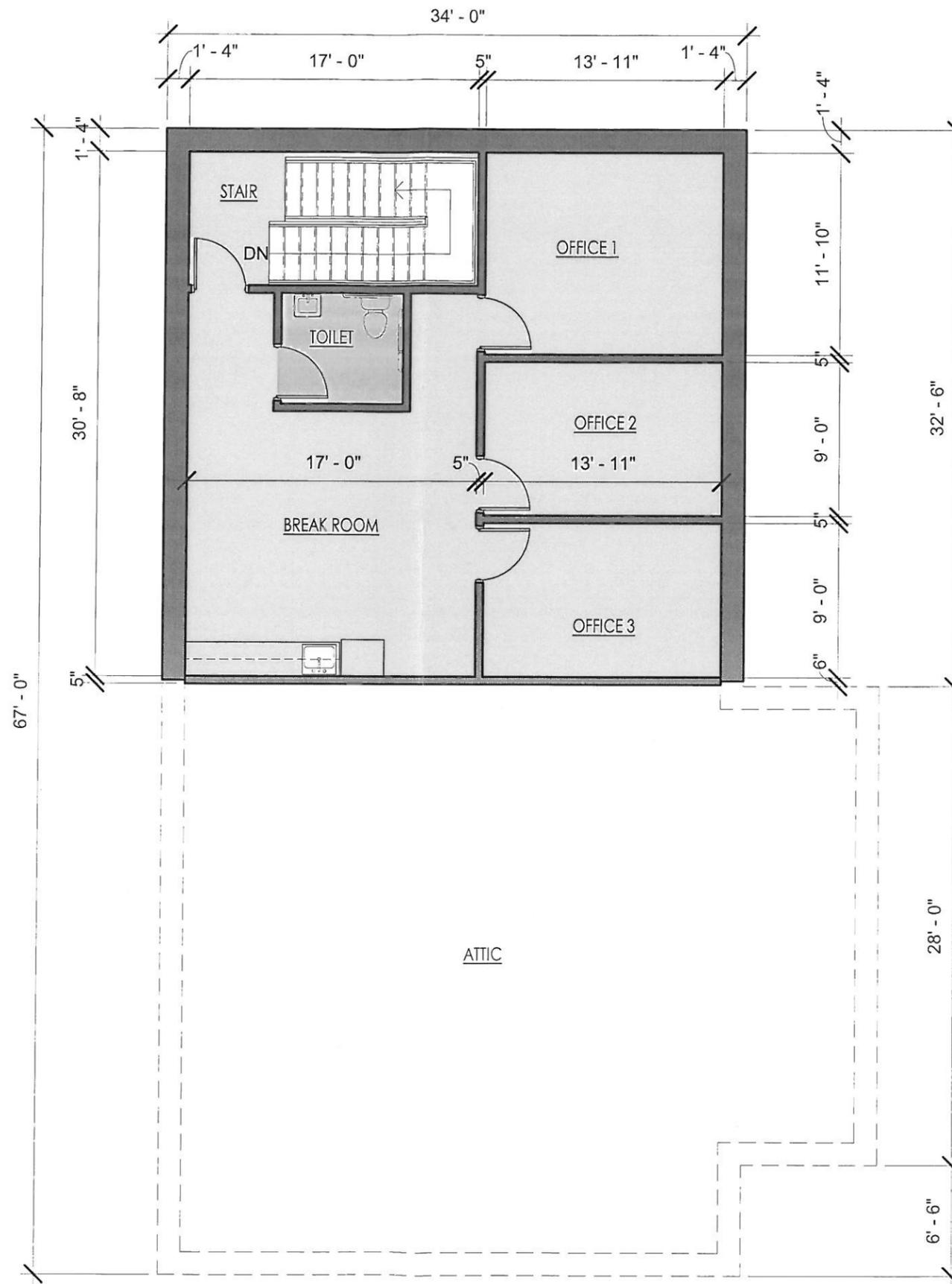
ALL CREATURES GREAT AND SMALL, DOWNERS GROVE, ILLINOIS

RWE | MANAGEMENT COMPANY

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JASON@RWE-MANAGEMENT.COM



PRELIMINARY
2ND FLOOR
PLAN



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NORTH - WEST PERSPECTIVE



SOUTH - WEST PERSPECTIVE



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2018-0160
 PROJECT NUMBER

12-05-2018
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3D VIEWS

SHEET NAME

A-4.0

SHEET OF



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SHEET

OF

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